



# CARVERS

SALES & LETTINGS

Browdie Road  
Darlington, DL2 2WQ  
Offers over £225,000

House - Semi-Detached



Browdie Road is located within the ever popular West Park area of Darlington, this modern semi-detached house presents an excellent opportunity for those looking to step onto the property ladder, where there are two purchase options available. You could purchase 100% or 50/50 shared ownership where 50% is owned by the buyer and 50% is rented from Heylo Housing Association. (Staircasing options are also available to purchase more of the property.)

Upon entering, you will be greeted by a welcoming hall, that sets the tone for the rest of the property. There is a well appointed lounge and fitted kitchen with integrated appliances. The property boasts three generously sized bedrooms, including a master suite complete with an en-suite shower room, The family bathroom is well-appointed, catering to the needs of a busy household. The property is further enhanced by mature, established gardens that provide a tranquil outdoor retreat, ideal for relaxation or entertaining guests. A convenient driveway offers off-street parking, adding to the practicality of this charming residence.

Located within a popular garden village, this property benefits from a friendly community atmosphere and easy access to local amenities. Internal viewing is highly recommended to fully appreciate the spacious layout and the potential this home has to offer. Don't miss out on this fantastic opportunity to make this delightful property your own.



- POPULAR WEST PARK DEVELOPMENT PRICE LISTED IS FOR THE TOTAL 100%
- OR 100% OWNERSHIP FURTHER DETAILS ARE AVAILABLE FROM OUR OFFICE.
- EN-SUITE OFF MASTER BEDROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WELL PLACED FOR EASY ACCESS TO THE A1 MOTORWAY
- 2 PURCHASE OPTIONS AVAILABLE 50% SHARED OWNERSHIP PLUS RENTAL
- PERFECT OPPORTUNITY TO GET ONTO THE PROPERTY LADDER.
- MATURE, ESTABLISHED GARDENS WITH REAR ACCESS
- DRIVEWAY TO THE REAR

### GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C) 2 purchase options available 100% purchase or 50/50 shared ownership where 50% is owned by the buyer and 50% is rented from Heylo Housing, at a monthly rental of £335.55 staircasing options available.

### Buyers Identification Checks

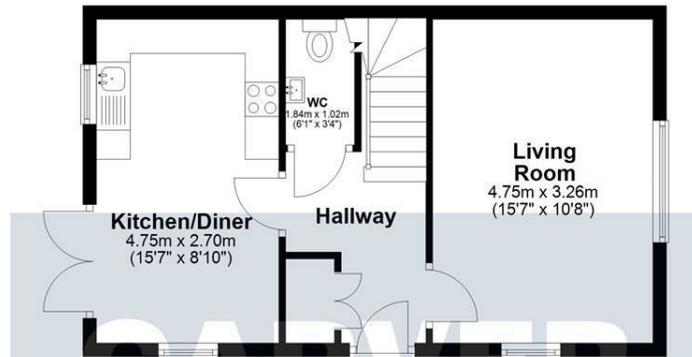
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

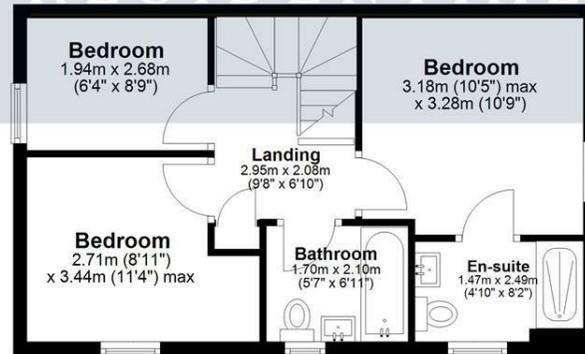


**Ground Floor**  
Approx. 39.1 sq. metres (420.9 sq. feet)



**First Floor**

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)  
**8 Browdie Road, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.