



# CARVERS

SALES & LETTINGS

Hartford Road

Darlington, DL3 8HE

Offers in the region of £315,000

House - Semi-Detached



This mature three bedroom semi-detached home, located on a much sought after tree-lined West End street, must be seen to be appreciated. Modernised by the current owners with a new boiler and heating system as well as updated electrics the property is an ideal family home with a blend of modern and character features throughout. Internal accommodation consists of an entrance hallway, spacious separate living room and dining rooms, upgraded kitchen with pantry and ground floor WC. The first floor holds three well-sized bedrooms and a useful storage room which could be converted for more space as well as a house bathroom and WC. Planning permission has been granted already to create a vast kitchen dining room to the ground floor, within existing boundaries, as well as two double bedrooms and bathroom in the attic space should the buyer wish to explore this. Externally the property offers gardens front and rear with off street parking and a garage with utility area. EPC rating D, Darlington Borough Council tax band D.



- West End Location
- New Boiler and Electrical System
- Two Reception Rooms
- Drive and Garage
- Planning Permission for Two Bedrooms and Bathroom in Attic Space
- Spacious Period Semi-Detached Home
- Three Bedrooms plus Storage Room

### General Information

Tenure: Freehold

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

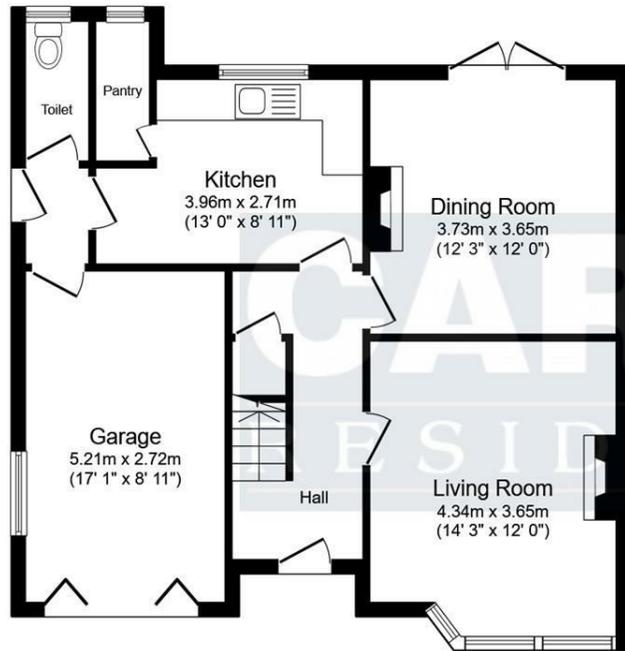
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

### Buyers Identification Checks

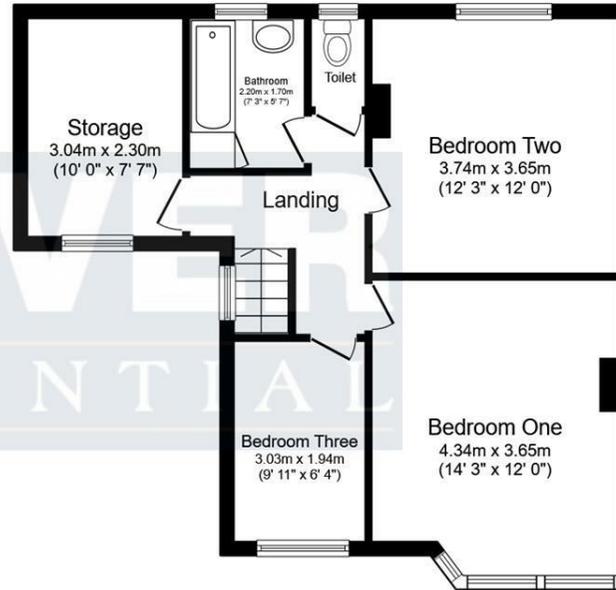
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.





### Ground Floor

Floor area 68.7 sq.m. (739 sq.ft.)



### First Floor

Floor area 54.7 sq.m. (589 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		57	
(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	

Total floor area: 123.4 sq.m. (1,328 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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