



CARVERS
SALES & LETTINGS

North Terrace
Gainford, Darlington, DL2 3EE
Price £260,000

House - Terraced



Gainford is known for its picturesque surroundings and community spirit, making it an excellent choice for families, professionals and individuals alike. The property is conveniently located, offering easy access to local amenities and transport links, ensuring that you are well-connected to the wider area and the natural beauty that surrounds Gainford, from the picturesque village green to the River Tees wynding its way through this beautiful countryside.

This wonderful period home is full of character and centrally located on North Terrace, close to local amenities and offers comfort and space for modern family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

The house features two very inviting reception rooms, providing versatile spaces for both relaxation and entertaining family and friends. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to your needs. The well-appointed modern bathrooms ensure convenience for all, making morning routines and evening unwinding a breeze.

To the rear, a particularly nice town house garden with open fields and views giving it that rural feel without the seclusion....

This terraced house presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant village community. With its spacious layout and desirable location, it is a must-see for anyone in search of their next home. Don't miss the chance to make this lovely property your family home.











- Large period Victorian terraced property
- 5 Bedrooms
- 2 Bathrooms, Family bathroom on first floor and shower room and toilet on ground floor
- Open fields behind
- 14 Minutes to Darlington and 12 minutes to Barnard Castle
- 2 Reception rooms
- Modern Kitchen
- Private garden to rear
- Centrally located, close to local amenities
- Beautiful picturesque village, River Tees running through

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

This property includes a flying freehold. Buyers are advised to seek advice from their solicitor or lender regarding any implications.

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	58	71
EU Directive 2002/91/EC		

Property size taken from EPC
1668.00 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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