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SALES & LETTINGS

Ribble Drive
Darlington, DL1 5TP
Offers in the region of £160,000

House - Semi-Detached



Located in the popular South Park area of Darlington, this lovingly maintained three-bedroom semi-detached property offers a wonderful opportunity for a range of buyers, whether you're looking to take your first step onto the property ladder or hoping to downsize while remaining close to local amenities.

Occupying a corner plot, the property benefits from a feeling of space, with gardens to the front and side, a rear courtyard and a driveway providing off-road parking. The accommodation provides three bedrooms, a spacious living area and conservatory from the kitchen/diner offering a comfortable and practical layout.

The location is another key feature. South Park is a well-regarded and popular area with local residents, offering attractive green space and a pleasant setting. The property is also conveniently placed for local amenities, making everyday life both easy and enjoyable.

With its corner plot, three bedrooms, driveway parking and gardens, this is a home that offers plenty of potential for those looking for a manageable property without compromising on outdoor space.



- Occupying a larger corner plot
- Close proximity to Darlington's South Park
- Off-street parking
- Ideal for first time buyers or downsizers

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

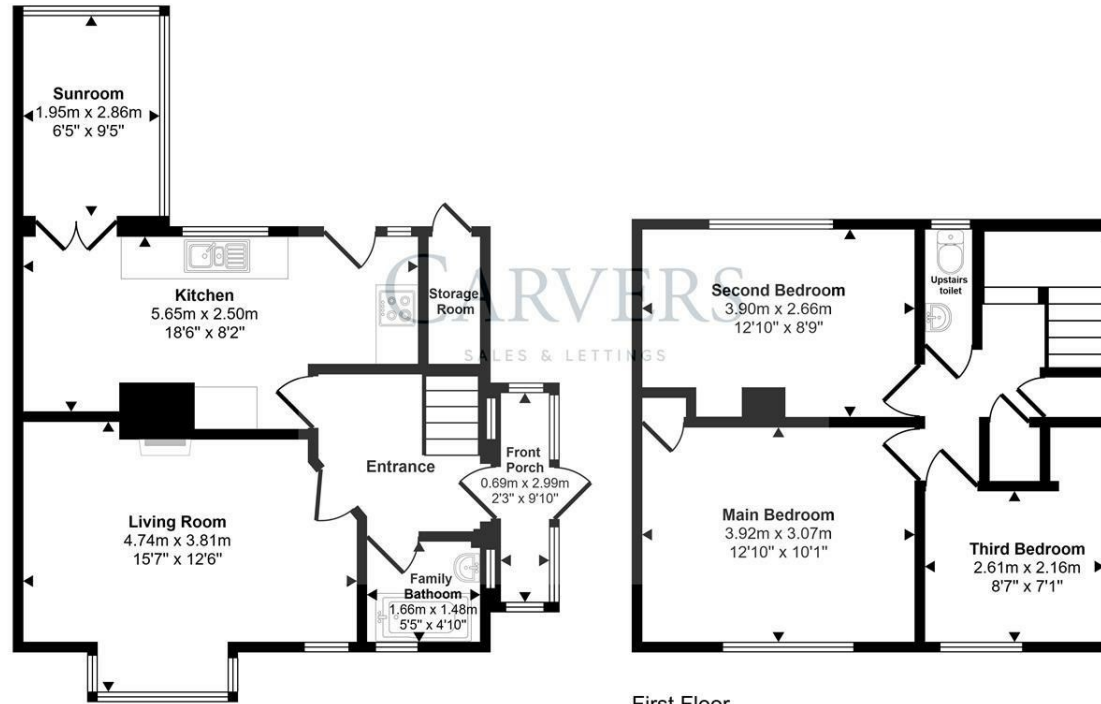
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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 e.g. a conservatory and/or garage)



Approx Gross Internal Area
88 sq m / 945 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
	EU Directive 2002/91/EC	

Property size taken from EPC
1011.00 sq ft

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