



Located on Dale Road in the West End of Darlington, this semi-detached house presents a wonderful opportunity for those looking to create their ideal home. The property retains many delightful period features, adding character and charm to the home, while also benefiting from modern conveniences such as gas central heating and double glazing.

With a generous layout, the property boasts two spacious reception rooms and an extended kitchen offering ample space, and a handy utility area. Upstairs, four well-proportioned bedrooms, a family bathroom and additional shower room provides comfortable living for a variety of buyers.

Outside, you will find a large south-facing rear garden, ideal for enjoying sunny days and hosting outdoor activities. The front of the property includes a drive that accommodates parking for several vehicles giving access to covered carport

While the home is in need of some updating, it offers a fantastic canvas for personalisation and improvement. With its spacious rooms and desirable location, this property is a rare find in Darlington. Whether you are a first-time buyer or looking to invest, this house has the potential to become a lovely family home. Don't miss the chance to make it your own!





- In need of some updating
- Extended to the rear
- Retains many period features
- Large south facing rear garden
- Well regarded West End location
- Larger mature, semi-detached property
- Two good sized reception rooms
- Four good size bedrooms
- Drive & carport
- No onward chain

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

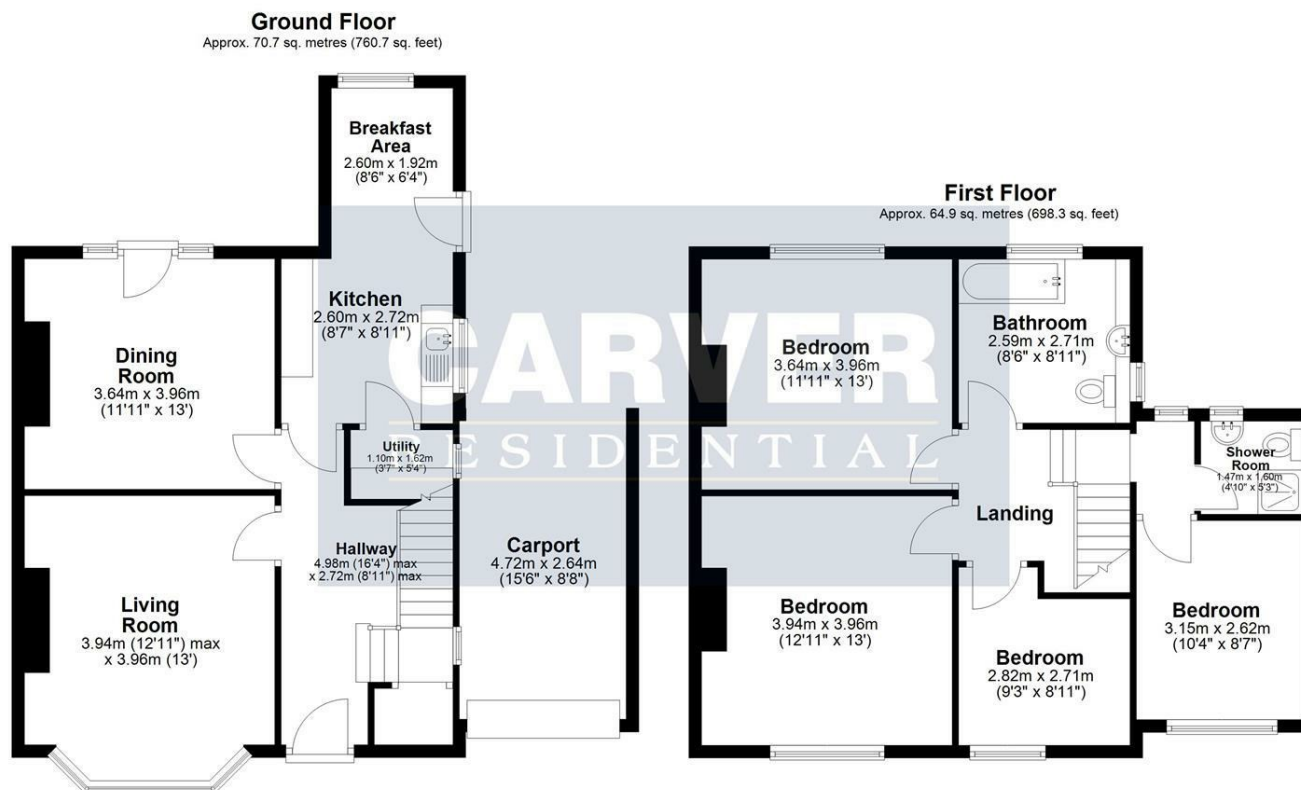
Local Authority: Darlington Borough Council (Tax Banding D)

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.

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)



Total area: approx. 135.5 sq. metres (1459.0 sq. feet)
29 Dale Road, Darlington

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

Floor Area from EPC -
 1345.00 sq ft

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MAB 6202



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