



**CARVERS**  
SALES & LETTINGS

Holmlands Road  
Darlington, DL3 9JE  
Price £190,000

House - Semi-Detached



Take a look at this beautiful semi-detached property on Holmlands Road in Darlington, an excellent opportunity for families and first-time buyers alike. With its inviting façade and landscaped front garden, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms, the main living area has been opened up providing that modern living experience with ample space for relaxation and entertaining. The second living space is a versatile area which can be tailored to suit your lifestyle, whether you envision a 2nd cosy living room for family gatherings or a formal dining space hosting dinner parties for friends and family. The natural light that floods through the windows enhances the inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, accommodating family members or guests, and to the rear of the property a garden room providing the flexibility to create a home office or hobby space if desired

The location on Holmlands Road is particularly appealing, as it offers a friendly neighbourhood atmosphere while being within easy reach of local amenities, schools, and parkland. This makes it an ideal setting for families looking to settle in a community-oriented area.

In summary, this semi-detached house on Holmlands Road is a wonderful opportunity to create a loving home. With its generous living spaces, three bedrooms, and a prime location in Darlington, it is sure to attract interest from those seeking a comfortable and convenient lifestyle. Do not miss the chance to make this property your 'home'.



- Beautifully presented 3 bed semi-detached property
- Open plan living/kitchen
- Modern kitchen and bathroom
- Hobby / Garden room
- Versitlile living spaces
- 2nd lounge room or formal dining area
- Private rear garden
- Prime location, close to local amenities, parkland, etc

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

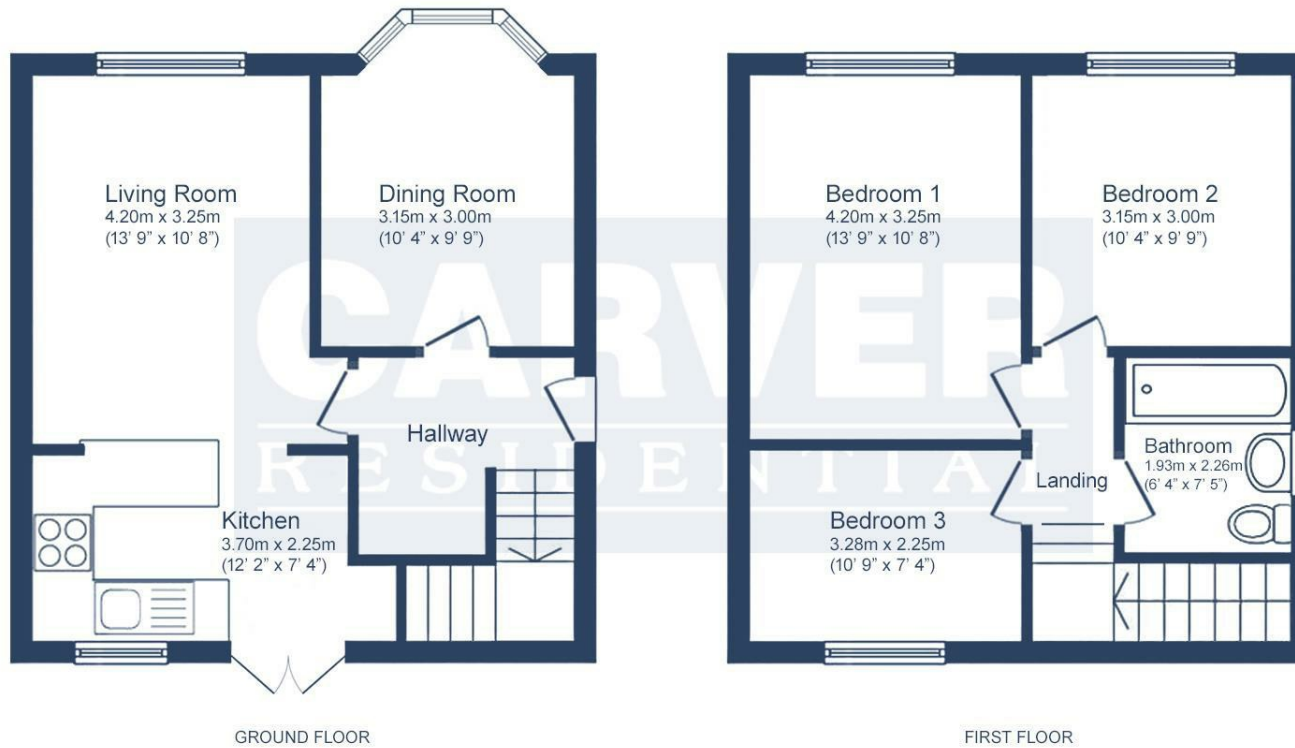
**Buyers Identification Checks**

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**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)





20 HOLMLANDS ROAD, DARLINGTON, DL39JE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

Property size taken from EPC  
914.00 sq ft

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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.

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