

CARVERS

SALES & LETTINGS

Melrose Avenue

Darlington, DL3 0AB

Price £164,000

House - Semi-Detached

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Neat as a pin and ready to move in!!

Melrose Avenue, Darlington. This beautiful semi-detached house, recently renovated offers a new family comfort and convenience. Spanning an inviting 850 square feet, the property features a large spacious open plan reception room for living and dining, ideal for relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three bedrooms offer ample room for family or guests, ensuring everyone has their own private retreat. The bathroom / shower-room caters to the needs of modern living.

Outside, the property boasts parking for multiple vehicles, with off street parking and a single garage, an asset in this desirable area. The location is not only peaceful and friendly but also conveniently situated near local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This home presents a wonderful opportunity for those seeking a comfortable living in an incredibly friendly neighbourhood. With its appealing layout and practical features, and it's extra land width to the front for parking it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own!









- Semi-detached family home
- 3 bedrooms
- Modern kitchen
- Extra width to the front for off street parking
- Neat as a pin, ready to move in
- Large open plan living
- Private rear garden
- Single garage



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

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.

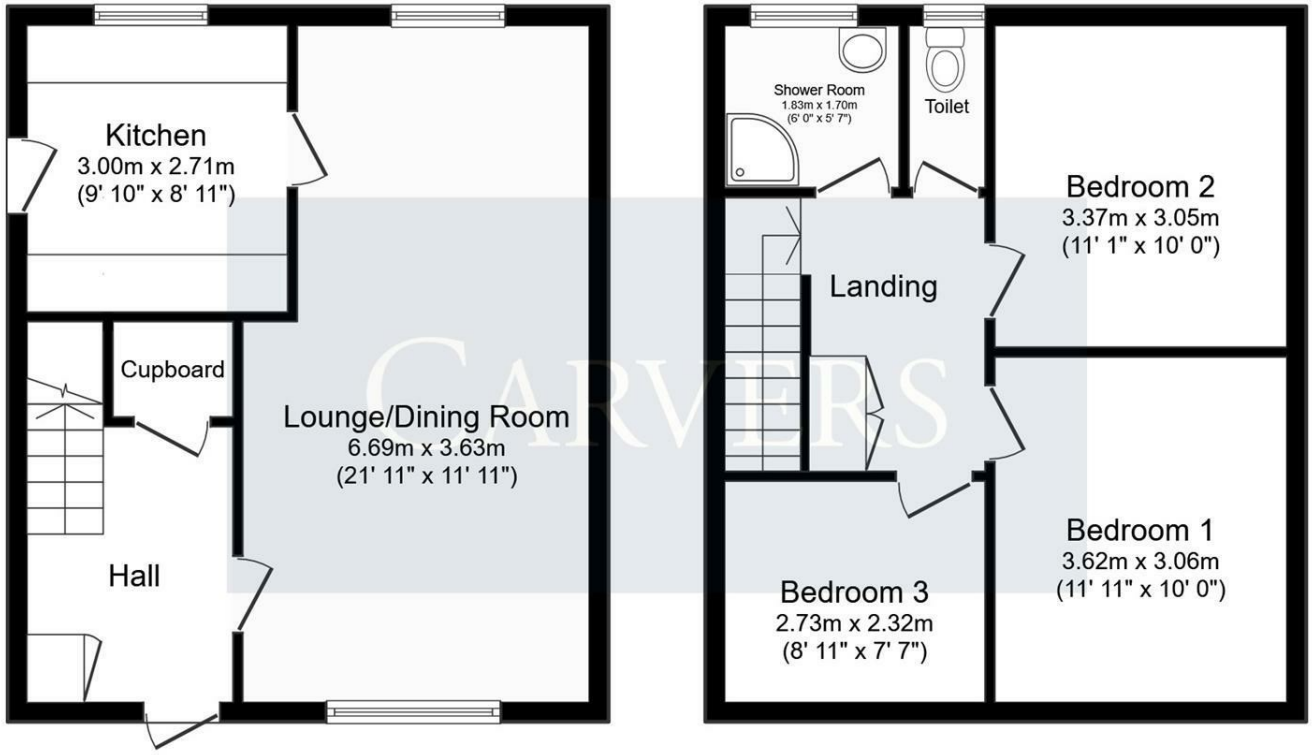
Property Size

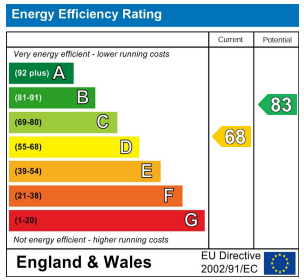
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
850.00 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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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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