



CARVERS

SALES & LETTINGS

Ravensdale Road

Darlington, DL3 8EA

Offers in the region of £330,000

House - Semi-Detached



Situated in the heart of Darlington's highly regarded West End, this fabulous extended traditional semi-detached home has been significantly improved by the current owners and offers beautifully presented accommodation throughout.

The property is entered via an attractive reception hallway with a cloakroom/W.C. leading off. The bay-fronted lounge is a welcoming reception room featuring a fireplace with log burning stove, while the separate dining room also enjoys the character of a fireplace and opens through to a delightful garden room. Filled with natural light and enjoying views over the rear garden, the garden room benefits from French doors providing direct access outside.

The kitchen has been thoughtfully refitted with an attractive range of floor and wall mounted units incorporating integrated appliances, creating a stylish and practical space for everyday living.

To the first floor there are three well-proportioned bedrooms together with a superb refitted family bathroom finished to a high standard.

Externally, the property occupies a lovely plot with a lawned rear garden, patio seating area and a particularly useful summerhouse/home office which benefits from power and lighting, making it ideal for home working, hobbies or leisure use. A garage and generous driveway provide ample off-street parking.

A beautifully presented family home in one of Darlington's most sought-after locations, offering a superb blend of traditional character and modern convenience.



- Stunning extended semi in the heart of the West End
- Beautifully presented deceptive accommodation
- Lovely lounge with bay and fireplace with log burner
- Separate dining room opening through to the garden room
- Fabulous refitted kitchen with integrated appliances
- Three good size bedrooms
- Refitted bathroom/w.c.
- Lovely garden with summerhouse/home office
- Downstairs w.c.
- Large driveway for parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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
1173.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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