



CARVERS
SALES & LETTINGS

Greenbank Road
Darlington, DL3 6EN
Price £220,000

House - Townhouse



A charming and characterful Victorian terraced property, ideally situated close to Darlington town centre, offering a fantastic combination of period appeal, generous living accommodation and practical modern features.

The property provides two spacious reception rooms, ideal for both family living and entertaining, together with a modern kitchen and separate breakfast room providing a versatile space for everyday dining.

Upstairs, there are four well-proportioned bedrooms, complemented by a convenient loft room on the second floor, offering excellent flexibility as a home office, hobby room or additional storage space.

Externally, the property benefits from a large garage and a low-maintenance garden, providing valuable off-road parking, storage and outdoor space — particularly convenient for a town-centre property.

With its attractive Victorian character, generous accommodation and versatile layout, Greenbank Road presents an excellent opportunity for families, professionals or buyers looking for a substantial period home within easy reach of Darlington town centre.



- Elegant Victorian home
- Low maintenance garden
- Elevated position
- Chain free!!
- Large garage to the rear
- Three reception rooms
- Close proximity to the town center

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)





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	67	77
	EU Directive 2002/91/EC	

Property size taken from EPC
1937.00 sq ft

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The Property Ombudsman **RICS** **naea propertymark** **arla propertymark** **Ethical Agent Network**

PROTECTED PROTECTED

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