



CARVERS
SALES & LETTINGS

Celandine Close

Darlington, DL1 3AH

Offers in the region of £150,000

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN, this stylish home is situated within in a cul-de-sac in a popular development, conveniently close to local amenities.

A welcoming hallway leads into a spacious living room and then onto the modern kitchen/diner which is fitted with a range of units and integrated appliances, and a door opening out to the garden.

A ground floor cloakroom/WC completes the downstairs.

Upstairs, the landing provides access to two well-proportioned double bedrooms and a family bathroom/WC.

Externally, to the rear, the enclosed west-facing garden offers an ideal space to relax and enjoy the summer sunshine and the property benefits from a large driveway to the front, providing off-road parking for two vehicles.



- No onward chain
- Good sized Living room
- Ground floor Cloaks/WC
- West facing rear garden
- Cul-de-sac location
- Fitted Kitchen/Diner
- Large driveway

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

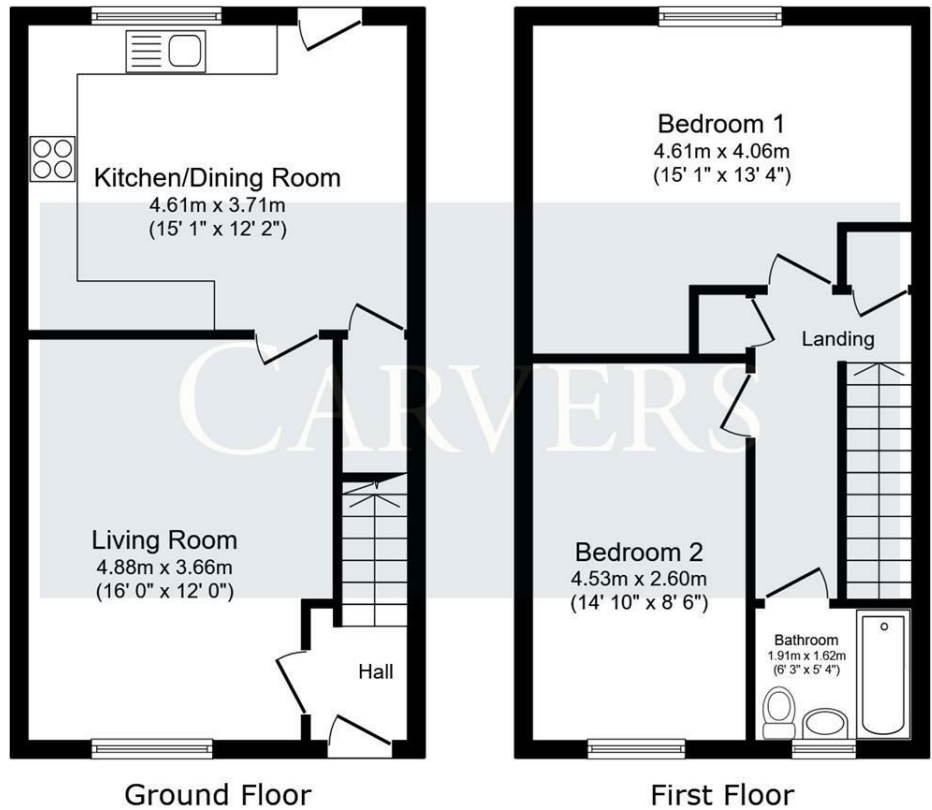
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(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

Property size taken from EPC
839.00 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

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
 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.

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.