

CARVERS

SALES & LETTINGS

Huntingdon Close

Darlington, DL1 2EF

Offers over £170,000

House - Detached

4

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A substantial, 4 bedroom detached home with garage and parking on a generous plot located within the Haughton area of Darlington.

This property is in need of renovation but boasts an open plan kitchen/diner, sizable living room, four bedrooms and a family bathroom.

Externally, the property is accompanied by a patioed garden and driveway parking. Please note that the single garage has been adapted to accommodate kennels.









- In need of renovation
- Garage, patio garden and parking
- EV charging port
- Large plot



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing,
Local Authority: Darlington Borough Council (Tax Banding D)
Please note there is a Communal Maintenance Charge payable monthly.

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

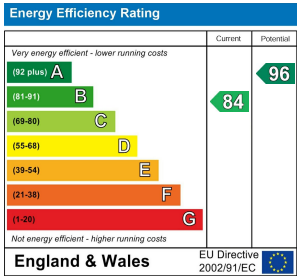
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
818.00 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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