



# CARVERS

SALES & LETTINGS

Waterside

Darlington, DL3 9AF

Offers in the region of £315,000

Bungalow - Detached



This wonderfully presented three bedroom detached home comes to market with huge flexibility for a wide range of buyers. Located in a quiet cul-de-sac just a short stroll from Cockerton Green and shops the property is ideally situated with bedrooms over both floors the property could be used as a bungalow as is or for buyers looking for this in the future. Internal accommodation consists of an entrance porch leading to entrance hallway, living room leading to added conservatory, kitchen dining room, second hallway/snug, ground floor bathroom and a ground floor bedroom with ensuite shower room. The first floor holds a shower room and two bedrooms with ample storage space throughout. Finally a garage holds access to a useful utility room. Off street parking is present via a pretty pressed concrete driveway with front and rear garden. Thoughtfully extended and refurbished throughout the property offers a great deal more space than first glance in a great spot. UPVC double glazing and gas central heating is present throughout. EPC rating TBC, Darlington Borough Council tax band D.



- Detached Bungalow
- Three Bedrooms over Two Floors
- Kitchen Breakfast Room
- Utility Room
- Converted Loft
- Two Reception Rooms
- Three Bathrooms
- Garage and Off Street Parking

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

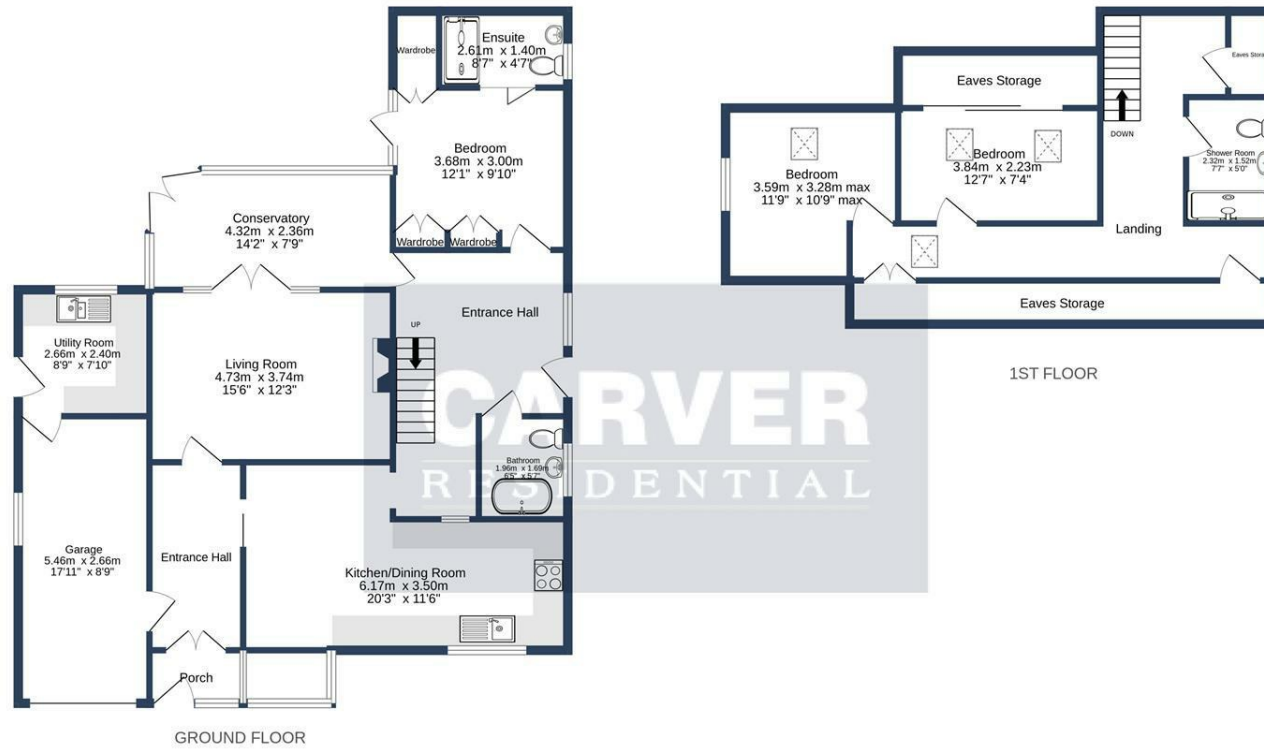
#### Buyers Identification Checks

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)





WATERSIDE, DARLINGTON. DL3 9AF.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC  
1313.00 sq ft

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 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.

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