



CARVERS

SALES & LETTINGS

Barrett Road

Darlington, DL3 8LB

Offers in the region of £275,000

House - Semi-Detached



A well proportioned 3 bedroom semi-detached home in the popular Hummersknott area in Darlington's West End. This classic 1950s style home is requiring updating but offers great potential for someone looking to put their own stamp on their dream home.

The property benefits from generous spaces including a sizable entrance hall, living area, dining room leading to conservatory and galley style kitchen. Upstairs are three generous bedrooms and a family bathroom with separate W/C.

A huge draw to this home is the deceptive garden, offering a larger plot than most that had been maintained and landscaped over the years. To the back is the playing fields for Carmel Collage making this a great location for families looking to be within a stones throw from the popular schools including Hummersknott Academy.

Externally we have driveway parking and an extended garage creating the perfect space for storage and tinkering.



- Classic 1950s style home
- Next to popular West End schools
- Extensive garden at the back
- Requiring modernisation
- Scope for extension

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

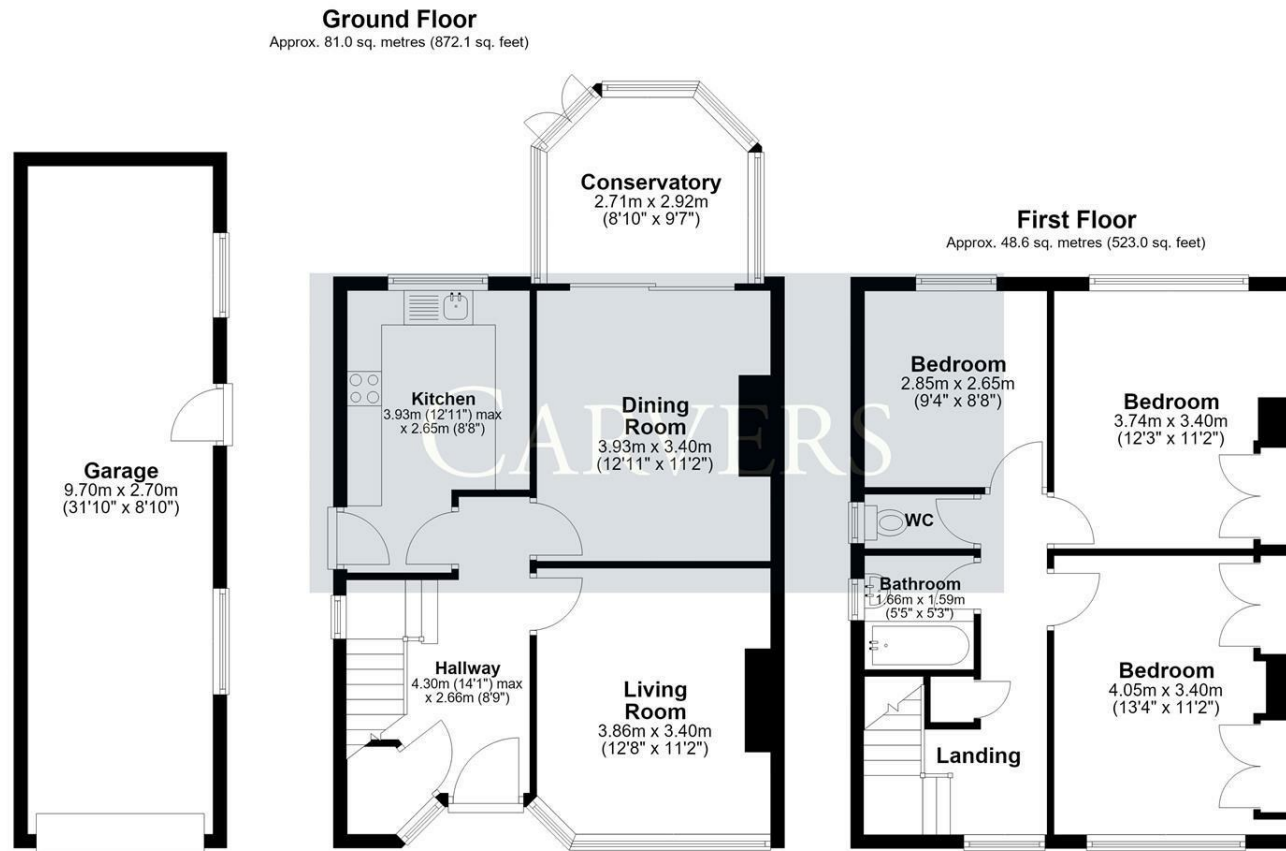
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Property Size

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)





Total area: approx. 129.6 sq. metres (1395.1 sq. feet)
32 Barrett Road, Darlington

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		
EU Directive 2002/91/EC		

Property size taken from EPC
1065.00 sq ft

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