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School Street
Darlington, DL3 0UG
Price £240,000

House - Detached
3 Bedroom/s
2 Bathroom/s

Neat as a pin, inside and out!

Take a look at this immaculate detached family home...! Occupying a spacious dual aspect corner plot on School Street, Darlington.

This beautiful detached home is ready to move straight into and enjoy from day 1.

Offering modern comfort and convenience, the property boasts a spacious formal lounge, beautifully finished with modern wood paneling to the front, with a large kitchen/diner to the rear overlooking the stunning and immaculate private garden, where you can watch the kids kicking the football whilst you busy yourself in the kitchen. The property is an excellent layout for family life and entertaining guests.

With three inviting bedrooms upstairs (master being ensuite) a family bathroom and a further downstairs W/C, morning routines will be a breeze, catering to the needs of a busy household. The property also features off road parking for up to multiple vehicles and single garage, a valuable asset in this sought-after location.

This home is perfect for those seeking a peaceful retreat while remaining close to local Cockerton amenities, and the nearby conveniences of the West Park supermarkets and excellent transport links. Whether you are a growing family or looking for a comfortable space to call your own, this property on School Street is a wonderful opportunity not to be missed.





- Immaculate detached family home
- 2 receptions areas, formal lounge and kitchen/diner
- Master bedroom with ensuite
- Off street parking and single garage
- Close to Cockerton conveniences and West Park supermarkets
- Spacious dual aspect corner plot
- 3 bedrooms
- Family bathroom plus further W/C on the ground floor
- Private rear garden, laid to lawn with patio area

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

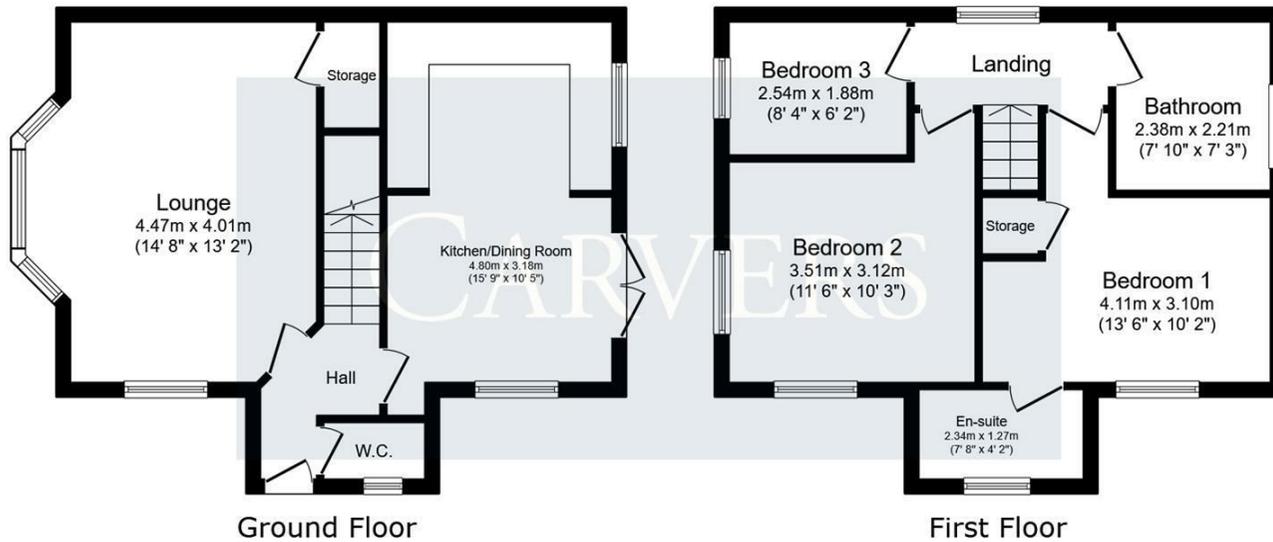
Local Authority: Darlington Borough Council (Tax Banding C)

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		95
(81-91) B	83	
(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	

Floor Area from EPC -
861.00 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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MAB 6202



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