CARVERS

SALES & LETTINGS

Ingleby Moor Crescent

Darlington, DL1 4RW

Offers in the region of £135,000

Not specified

3

2

2

A well presented and much improved modern mid-terraced house, arranged over three floors and offering surprisingly spacious and well-proportioned accommodation. The property is conveniently situated close to a good range of local shops and amenities and would make an excellent home for a variety of purchasers.

The ground floor has an entrance hallway with a useful cloakroom/W.C., together with a pleasant lounge featuring two sets of UPVC double-glazed French doors which open directly onto the attractive, low-maintenance rear garden. There is also a good-sized kitchen/dining room, fitted with a most attractive range of floor and wall units incorporating integrated appliances and providing a good space for both cooking and dining.

To the first floor are two bedrooms, a separate study and a family bathroom, while the second floor is given over to an impressive large master bedroom with its own en-suite shower room.

Externally, the property has a forecourt garden to the front, whilst the rear garden has been designed with ease of maintenance in mind, providing an attractive outdoor space which is particularly well suited to sitting out and entertaining. There is also the benefit of a dedicated car parking space to the rear.

A particularly appealing three-storey home, offering considerably more accommodation than might initially be apparent, together with a practical layout, attractive presentation and convenient location.

- Well presented and improved deceptive property
- Conveniently located close to local shops and schools
- Kitchen/Dining Room with integrated appliances
- Large master bedroom with en-suite to the second floor
- Attractive rear garden
- Larger accommodation arranged across three floors
- Good size lounge with French Doors to the rear
- Two bedrooms study and bathroom to the first floor
- Downstairs w.c.
- Car parking space to the rear

GENERAL INFORMATION:

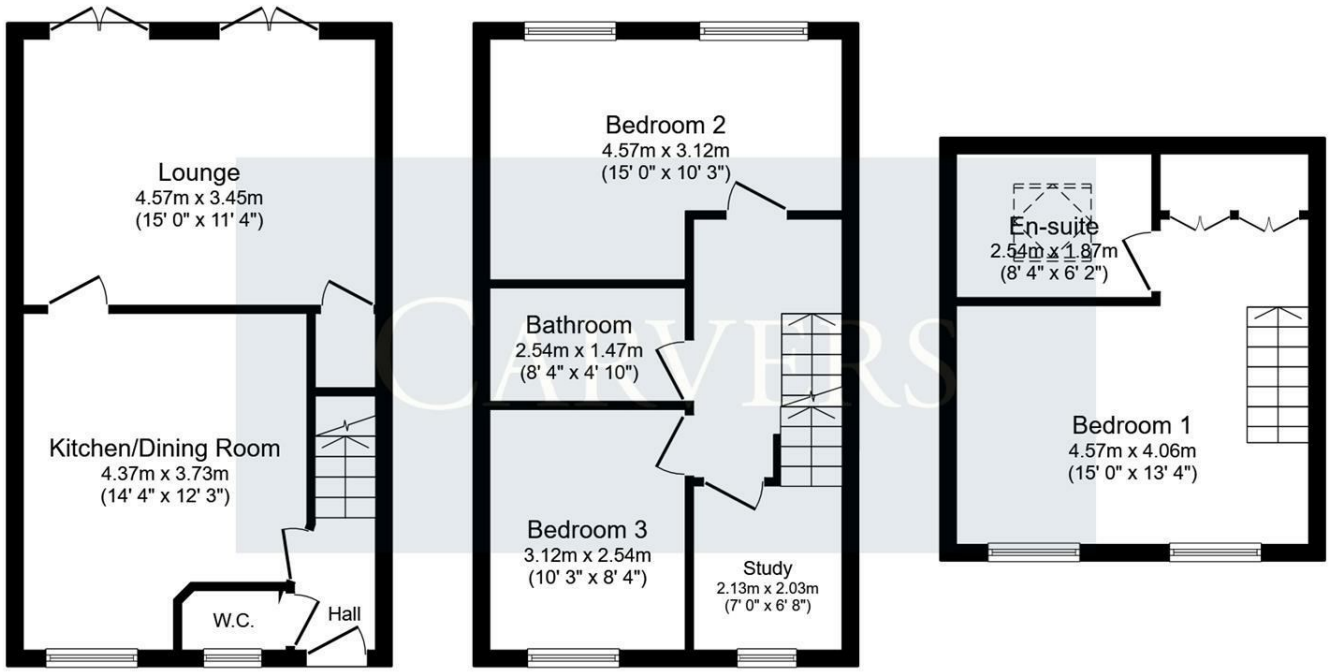
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

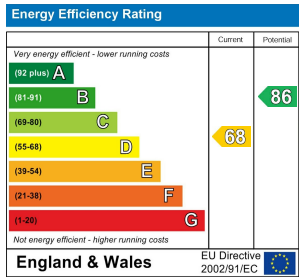
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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
1022.00 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

Mortgage Advice Bureau

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.

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk