



**CARVERS**  
SALES & LETTINGS

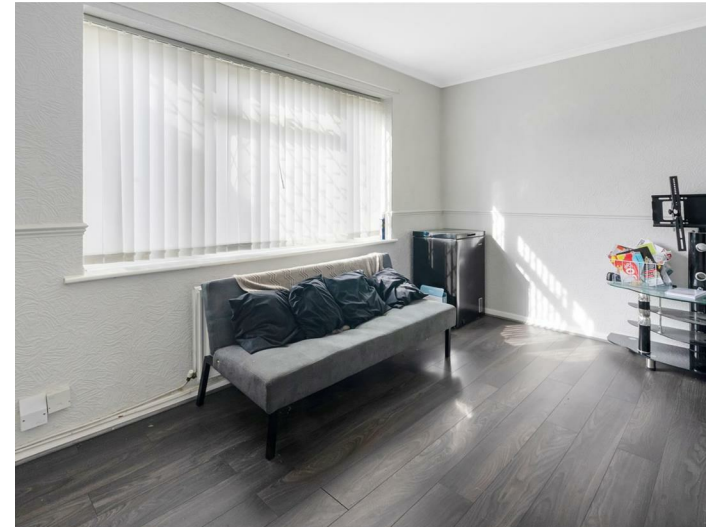
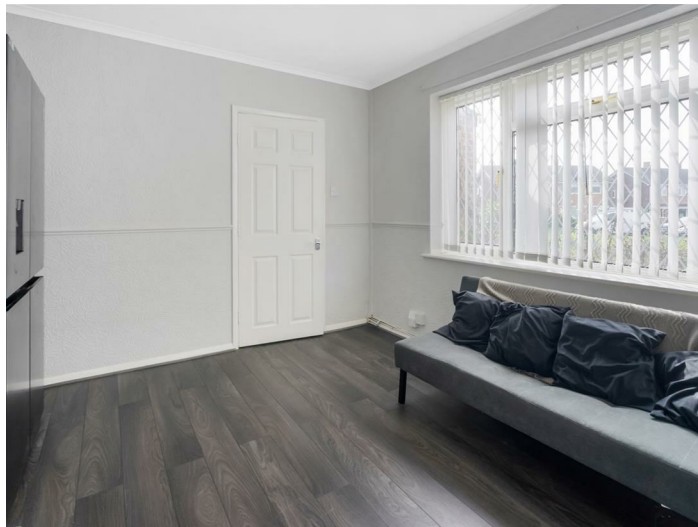
Ampleforth Way  
Darlington, DL3 9SG  
Price £130,000

House - Terraced



A spacious and versatile home boasting generous living accommodation throughout, including a hallway, substantial living room, dining room, conservatory, and a well-fitted kitchen. Upstairs offers three well-proportioned bedrooms with built-in storage, complemented by a separate WC and bathroom. The property further benefits shared side access, and a large enclosed rear garden with practical storage shed.

Appealing to both first-time buyers and investors alike, this property presents a fantastic opportunity to acquire a spacious home with excellent potential. Offering generous accommodation and outdoor space, it is ideal for those looking to personalise their first home or for investors seeking a property with strong rental appeal and scope for future growth. The current tenant is due to vacate in May, allowing for a straightforward purchase with vacant possession.



- Generously proportioned home with spacious and versatile living accommodation
- Multiple reception areas including living room, dining room and conservatory
- Current tenant vacating in May, offering vacant possession and flexibility for buyer
- Three well-sized bedrooms, all with built-in storage
- Large enclosed rear garden with useful storage shed and shared side access

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

#### 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)



# AWAITING FLOOR PLAN

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property size taken from EPC  
1033.00 sq ft



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