



# CARVERS

SALES & LETTINGS

Beechwood Avenue

Darlington, DL3 7HP

Offers in the region of £385,000

House - Townhouse



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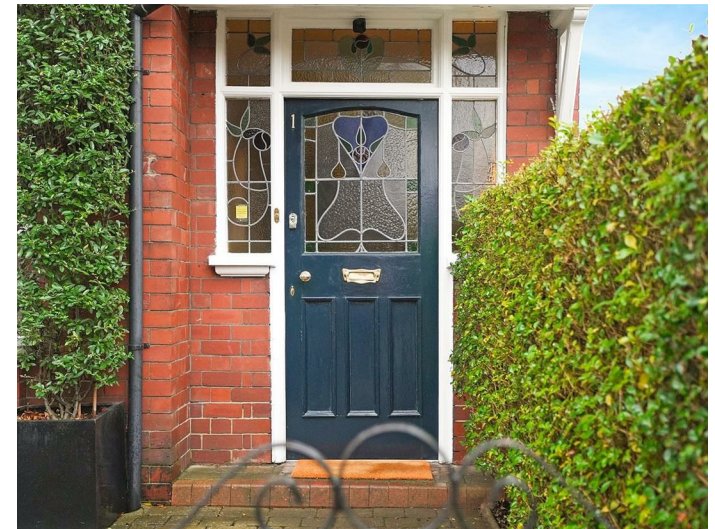
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Situated on the charming Beechwood Avenue in Darlington, this stunning period townhouse, built in 1910, offers a delightful blend of classic elegance and modern comfort. As you step through the welcoming hall, you are immediately greeted by the character and warmth that this home exudes. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The fitted kitchen and breakfast room, complete with a cosy log burner, provides an inviting space for culinary adventures and casual dining. On the first floor, you will find three well-proportioned bedrooms, accompanied by a family bathroom that caters to all your needs. A further staircase leads you to the second floor, where an additional bedroom and a shower room/WC await, offering privacy and convenience.

Externally, the property features a charming front forecourt garden, enhancing its curb appeal. To the rear, you will discover a garage and a private south-facing garden, ideal for enjoying the afternoon sun and hosting summer gatherings.

This townhouse is a true gem, retaining its period features while providing ample space for modern living. It is perfect for families or anyone seeking a home with character in a desirable location. Don't miss the opportunity to make this beautiful property your own.



- Stunning period townhouse
- Presented to a high standard throughout
- Two sizeable reception rooms
- West End location walking to the vibrant town centre
- Garden and garage to the rear
- Retaining many period features
- Large welcoming hall
- Fabulous kitchen/breakfast room with log burner
- Well placed for well regarded schools
- Internal viewing will impress the discerning buyer

### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

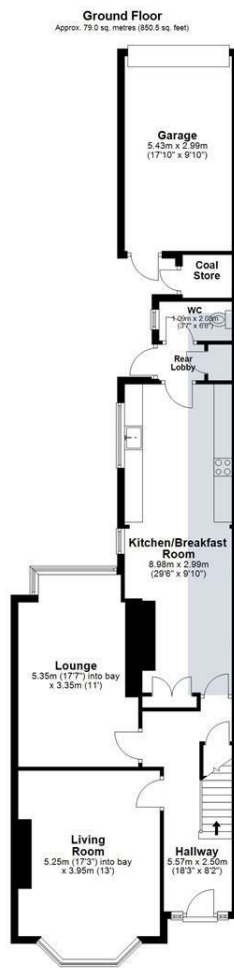
### Buyers Identification Checks

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

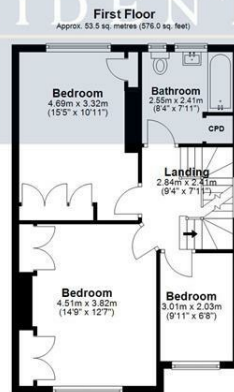
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)





# CARVER

## RESIDENTIAL



Total area: approx. 162.6 sq. metres (1750.7 sq. feet)  
1 Beechwood Avenue, Darlington

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74

61

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The Property Ombudsman RICS naea propertymark arla propertymark Ethical Agent Network

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