CARVERS

SALES & LETTINGS

Harding Terrace

Darlington, DL3 6HG

Price £165,000

House - Terraced

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Occupying a convenient location close to Darlington Memorial Hospital, local shops and amenities, this attractive three-bedroom period mid-terraced home offers a wonderful blend of character features and modern living, making it an excellent choice for a range of buyers.

The property retains much of its traditional charm, with a welcoming lounge featuring a beautiful bay window and an attractive fireplace, creating a warm and inviting living space. To the rear is an impressive open-plan kitchen, dining and family room, thoughtfully refitted with a comprehensive range of contemporary wall and floor units, providing the perfect hub for everyday family life and entertaining. A useful conservatory and separate ground floor W.C. add further practicality.

To the first floor are three well-proportioned bedrooms together with a family bathroom, offering comfortable accommodation for families, first-time buyers or those looking to upsize.

Externally, the property enjoys a forecourt garden to the front and a smart enclosed yard to the rear, providing low-maintenance outdoor space.

Situated in a popular and convenient part of Darlington, with excellent access to the town centre, the hospital, schools and transport links, this is a superb period home that is ready to move straight into.

- Extended much improved period terrace
- Lovely lounge with fireplace and bay window
- UPVC conservatory
- Three bedrooms and bathroom upstairs
- Very convenient location
- Fabulous well proportioned accommodation
- Large open plan kitchen/dining/family room
- Separate w.c.
- Forecourt garden to the front and attractive yard 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 A)

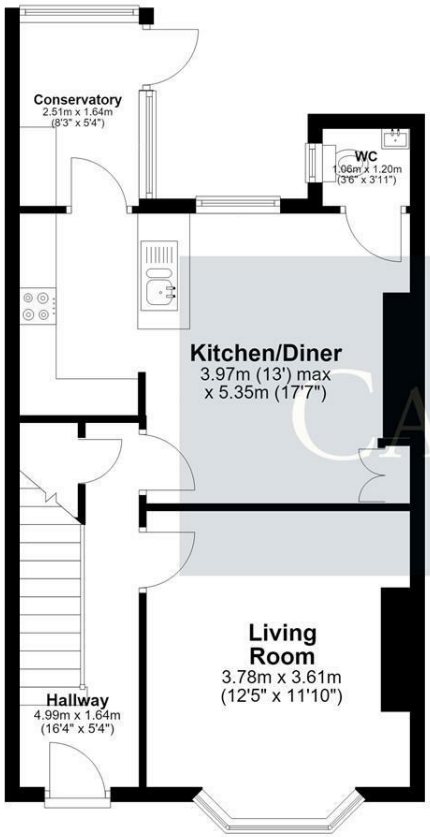
Buyers Identification Checks

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.

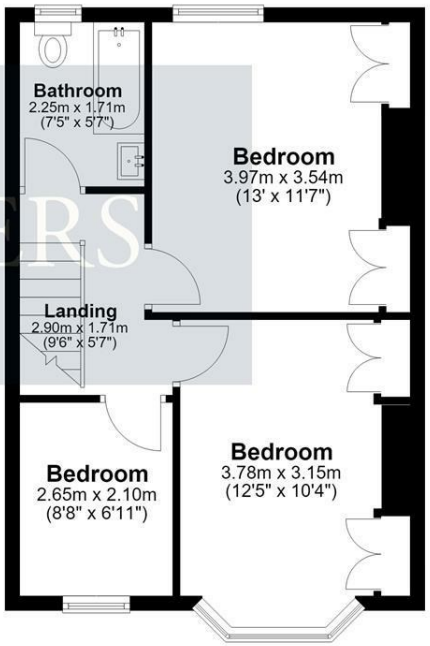
Property Size

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)

Ground Floor
Approx. 47.9 sq. metres (515.9 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.6 sq. feet)



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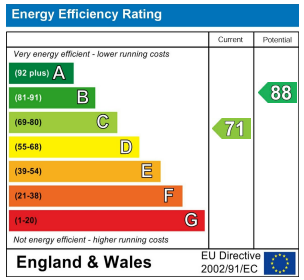
Total area: approx. 90.4 sq. metres (973.5 sq. feet)

3 Harding Terrace, Darlington



Property size taken from EPC
947.00 sq ft

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.

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