



CARVERS

SALES & LETTINGS

Greenmount Road

Darlington, DL3 8EP

Offers in the region of £310,000

House - Semi-Detached



Occupying a sought-after position within the heart of the ever-popular West End of Darlington, this beautifully presented traditional three-bedroom semi-detached home offers spacious, well-appointed accommodation, perfectly suited to family living.

Retaining the charm and character associated with this style of property, the home boasts two generous reception rooms, providing versatile living and entertaining space, complemented by a stylish refitted kitchen finished to a high standard.

To the first floor are three bedrooms, the master with a bay window, together with an attractive family bathroom, all presented in excellent decorative order.

A true highlight of this wonderful home is the most impressive rear garden. Enjoying a high degree of privacy, the large mature garden provides a peaceful retreat with established planting and delightful patio seating areas, creating the perfect space for relaxing, entertaining or enjoying the outdoors throughout the warmer months.

Greenmount Road is ideally situated within Darlington's prestigious West End, offering excellent access to highly regarded schools, local amenities, parks and transport links, making this an exceptional opportunity for families and professionals alike.



- Fabulous traditional style semi
- Tremendous plot with a beautiful large rear garden
- Two good size reception rooms
- Garage outhouse and driveway
- Great location in the heart of Darlington's West End
- Three bedrooms bay window to master
- Walking distance from Darlington Town Centre

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

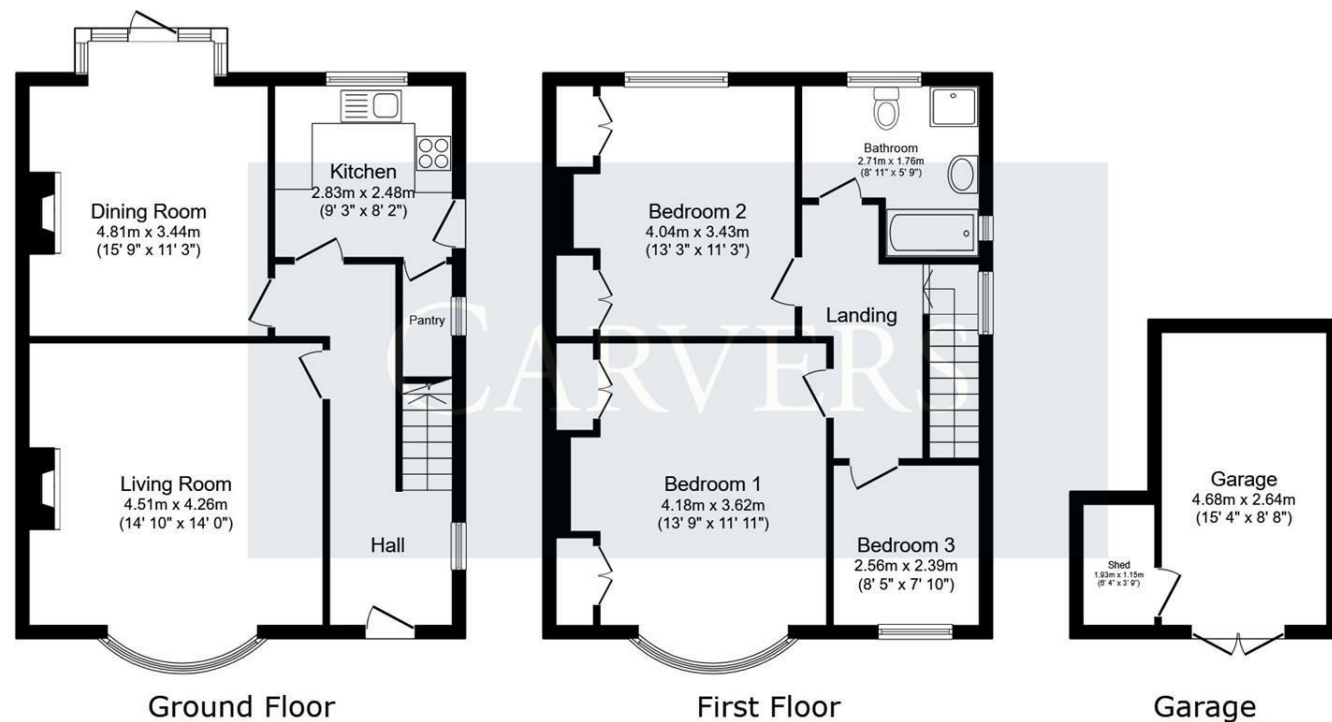
Buyers Identification Checks

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		