

CARVERS

SALES & LETTINGS

John Williams Boulevard

Darlington, DL1 1LR

Price £175,000

House - Semi-Detached

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Situated on John Williams Boulevard, this attractive semi-detached home presents an excellent opportunity for a wide range of buyers seeking a spacious, well-maintained property in a desirable residential setting. With its flexible layout and excellent access to local amenities, it is sure to prove popular.

Arranged over three floors, the property provides spacious and versatile accommodation, perfectly suited to modern family living and entertaining. A welcoming entrance hallway leads to a practical cloakroom/WC, while the bright and inviting living room features French doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The well-appointed fitted kitchen/diner is equipped with modern appliances, offering an ideal setting for both family meals and social occasions.

The first floor hosts two generously proportioned double bedrooms, served by a family bathroom/WC. Occupying the entire top floor, the impressive principal bedroom benefits from its own en-suite bathroom/WC, creating a comfortable and private retreat.

Externally, the property enjoys mature, well-established gardens that add to its overall appeal. To the rear, a driveway and garage provide convenient off-street parking for residents and visitors alike.









- Three storey semi-detached property
- Off street parking
- Rear garden
- Garage
- Popular development



GENERAL INFORMATION:

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)
Green Levy charge of £111.14 per annum.

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.

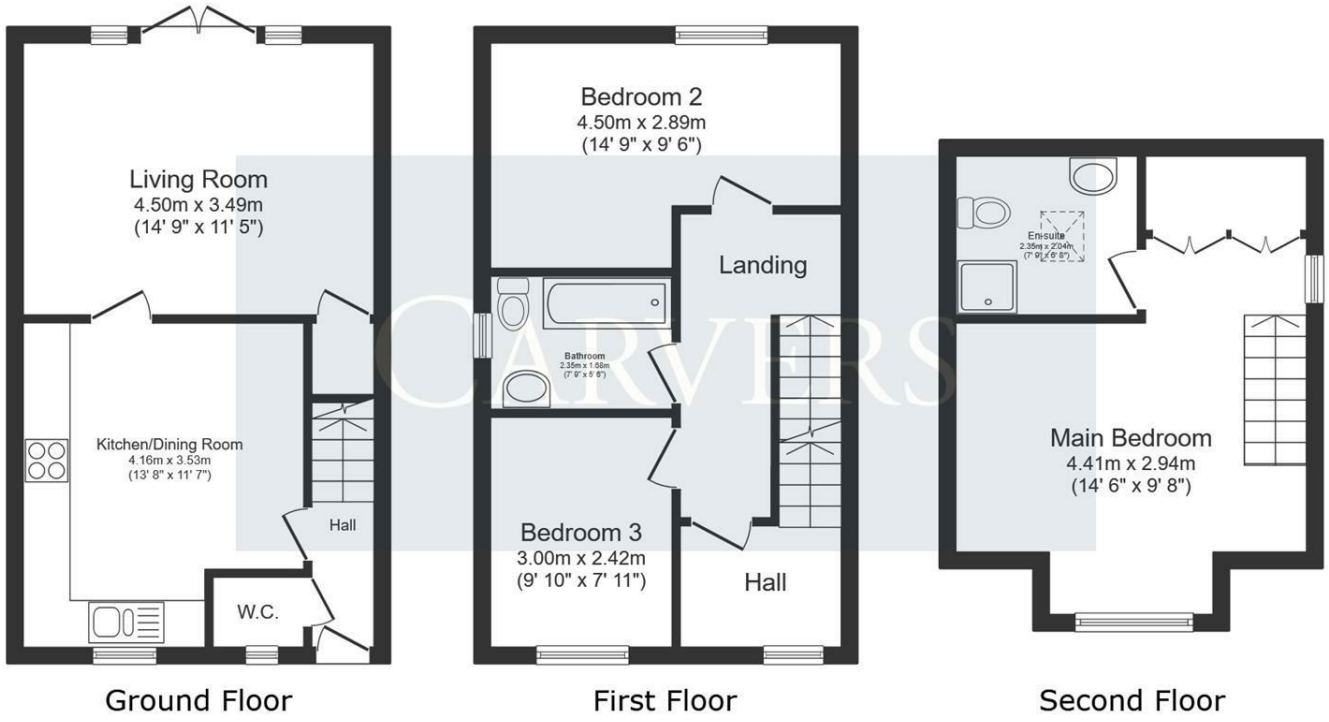
Property Size

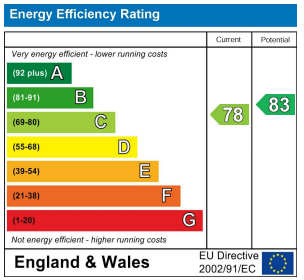
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
1054.00 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

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