CARVERS

SALES & LETTINGS

Hartford Road

Darlington, DL3 8EY

Offers in the region of £425,000

House - Detached

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Nestled in the esteemed West End of Darlington, this stunning detached home on Hartford Road presents an exceptional opportunity for discerning buyers. With its charming corner plot, the property boasts mature and established well tendered gardens that provide a serene outdoor space, perfect for relaxation and entertaining.

Inside, the home features a welcoming hallway, which sets the tone for the rest of the property, a ground floor cloaks/WC , three spacious reception rooms, offering ample room for family gatherings or quiet evenings. The well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts. The property comprises four generously sized bedrooms, ensuring comfort and privacy for all family members. Additionally, there is a contemporary bathroom, with jacuzzi thoughtfully designed to cater to the needs of a busy household.

The south-facing rear garden is a true highlight, allowing for plenty of sunlight throughout the day, creating a warm and inviting atmosphere. The double width drive and large tandem garage provide convenient off-street parking, adding to the practicality of this wonderful home.

This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its prime location and impressive features, this detached home is a rare find in the market. We invite you to explore the potential of this remarkable residence and envision your future in this delightful setting.

- STUNNING DETACHED PROPERTY
- WALKING DISTANCE TO EXCELLENT SCHOOLS
- IMPRESSIVE KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- FOUR BEDROOMS
- INTERNAL VIEWING IS THE ONLY WAY TO IMPRESS THE DISCERNING BUYER
- WELL REGARDED WEST END LOCATION
- THREE RECEPTION ROOMS
- CORNER SITED GARDENS
- DRIVEWAY & GARAGE
- WELL PLACED FOR EASY ACCESS TO THE VIBRANT TOWN CENTRE

GENERAL INFORMATION

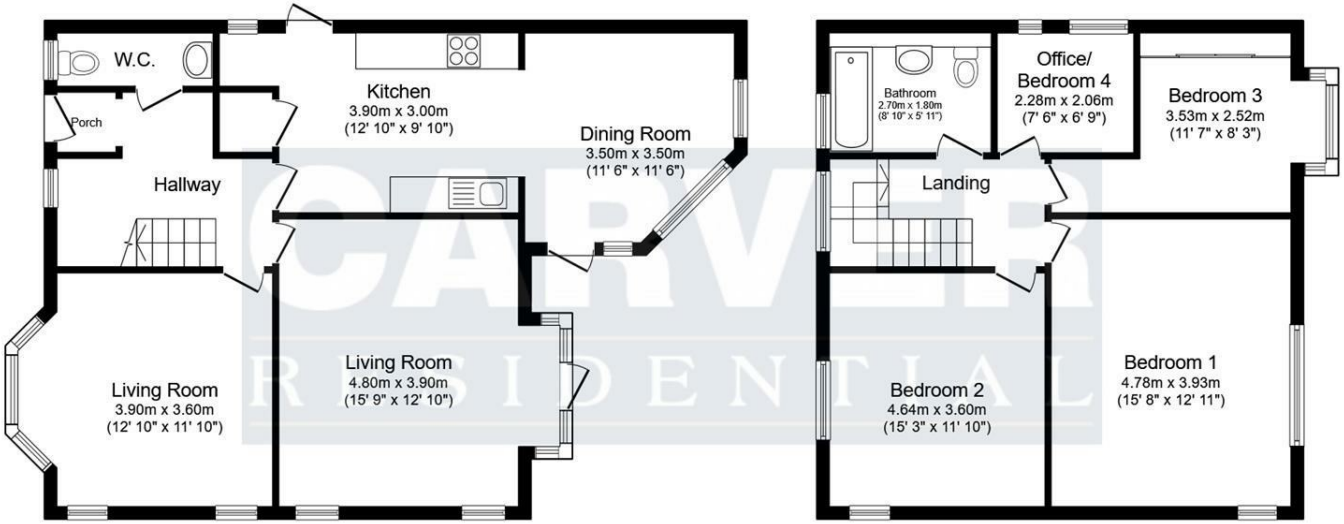
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

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.

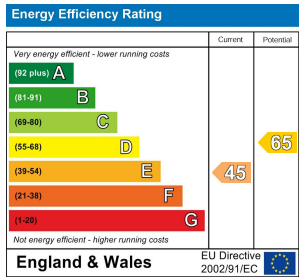
Property Size

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. this may potentially exclude a conservatory and/or garage)



Ground Floor
Floor area 74.9 sq.m. (806 sq.ft.)

First Floor
Floor area 61.6 sq.m. (663 sq.ft.)



Property size taken from EPC sq ft

Total floor area: 136.5 sq.m. (1,469 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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