CARVERS

SALES & LETTINGS

Latimer Road

Darlington, DL1 2AE

Offers over £150,000

House - Semi-Detached

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Welcome to Latimer Road, Darlington, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception rooms is a great space for family to relax and have friends over to entertain with a recently upgraded kitchen.

The house features a well-appointed bathroom, ensuring convenience for daily routines. Additionally, the property offers off road parking for 1 vehicle, with a garage for storage to the rear, a valuable asset in today's busy world, allowing for easy access and peace of mind.

With its appealing layout and practical amenities, this home is not only comfortable but also well-suited for modern living. The location in Darlington is known for its friendly community and accessibility to local amenities and schools, making it a desirable place to reside. This semi-detached house is a wonderful choice for those seeking a blend of comfort, convenience, and a welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.

- Semi detached family home
- 2 reception rooms
- Off street parking
- Private established rear garden
- 3 bedrooms
- Family bathroom on first floor
- Garage to rear
- Close to amenities, schools and parkland

GENERAL INFORMATION:

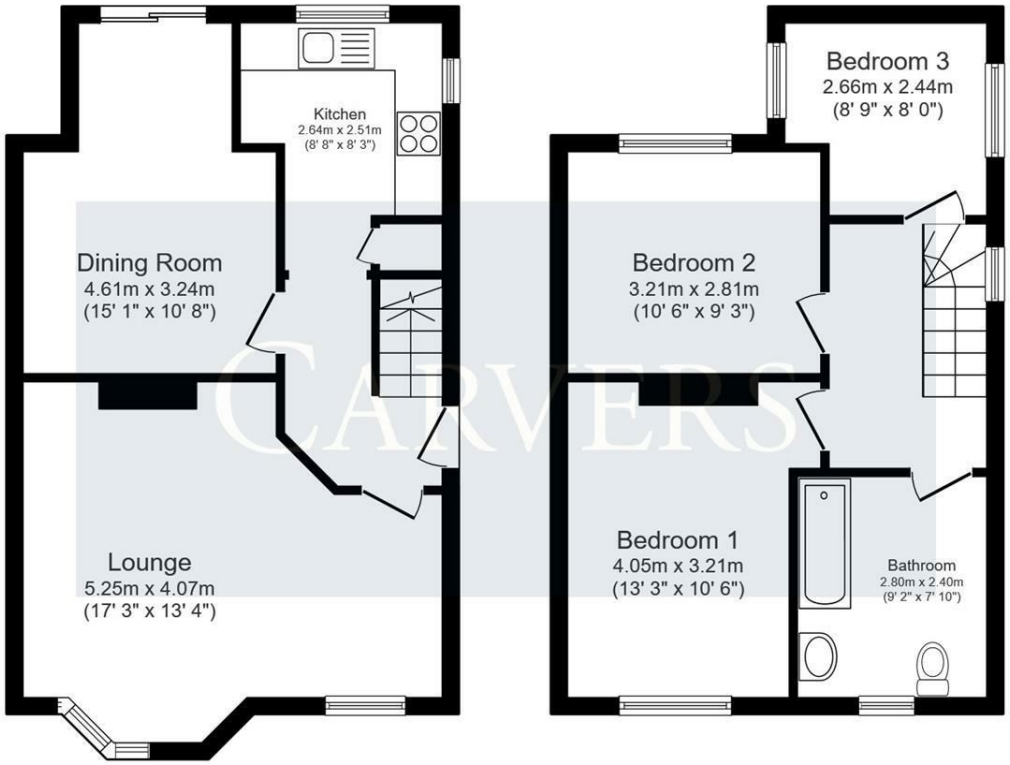
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)
Rights of Acccess: Shared driveway with 40 Latimer Road

Buyers Identification Checks

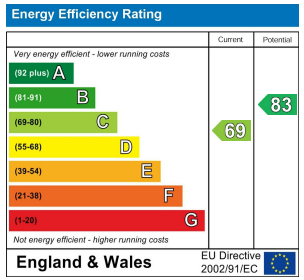
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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 First Floor



Property size taken from EPC
936.00 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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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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