CARVERS

SALES & LETTINGS

Cleveland Avenue, Darlington

Darlington, DL3 7HF

Guide price £475,000

House - Semi-Detached

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Occupying an impressive plot within Darlington's highly sought-after West End, this substantial five-bedroom semi-detached home presents a rare opportunity for buyers seeking space, flexibility, and the chance to create a truly exceptional family residence.

Requiring modernisation throughout, the property is set over three floors and offers an exciting blank canvas for those looking to personalise a home to their own specification. The generous accommodation includes three separate living areas, providing excellent versatility for modern family life. Whether utilied as formal and informal reception rooms, a playroom, home office, or snug, the layout offers the flexibility to adapt as family needs evolve. Cleveland Avenue benefits from 5 bedrooms (one currently being used as a dressing room) to accommodate growing families or the need for a home office.

A particular highlight is the dedicated soundproof music room, ideal for musicians, creatives, home workers, or anyone seeking a quiet retreat away from the main living spaces.

Externally, the property occupies an extensive plot with significant potential for landscaping and future expansions (subject to the necessary permissions). The driveway provides parking for multiple vehicles, while the garage offers additional storage or workshop space.

Set within one of Darlington's most prestigious residential locations, the property is well placed for highly regarded schools, local amenities, and transport links, making it an outstanding opportunity for growing families seeking a home with immense potential.

TOILET

- Prime West End location
- Extensive plot with excellent future potential
- Soundproof music room
- Ideal family home near popular schools
- Driveway parking for multiple vehicles and garage
- No onward chain

GENERAL INFORMATION:

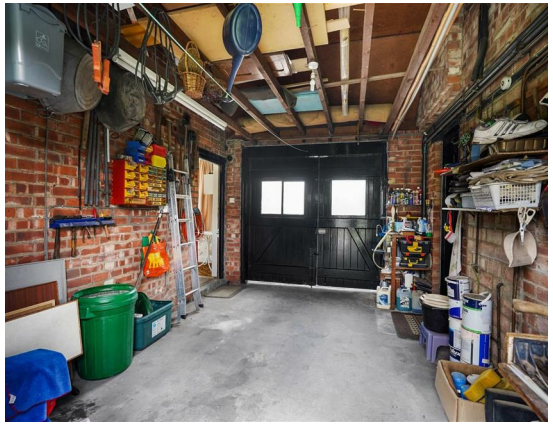
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

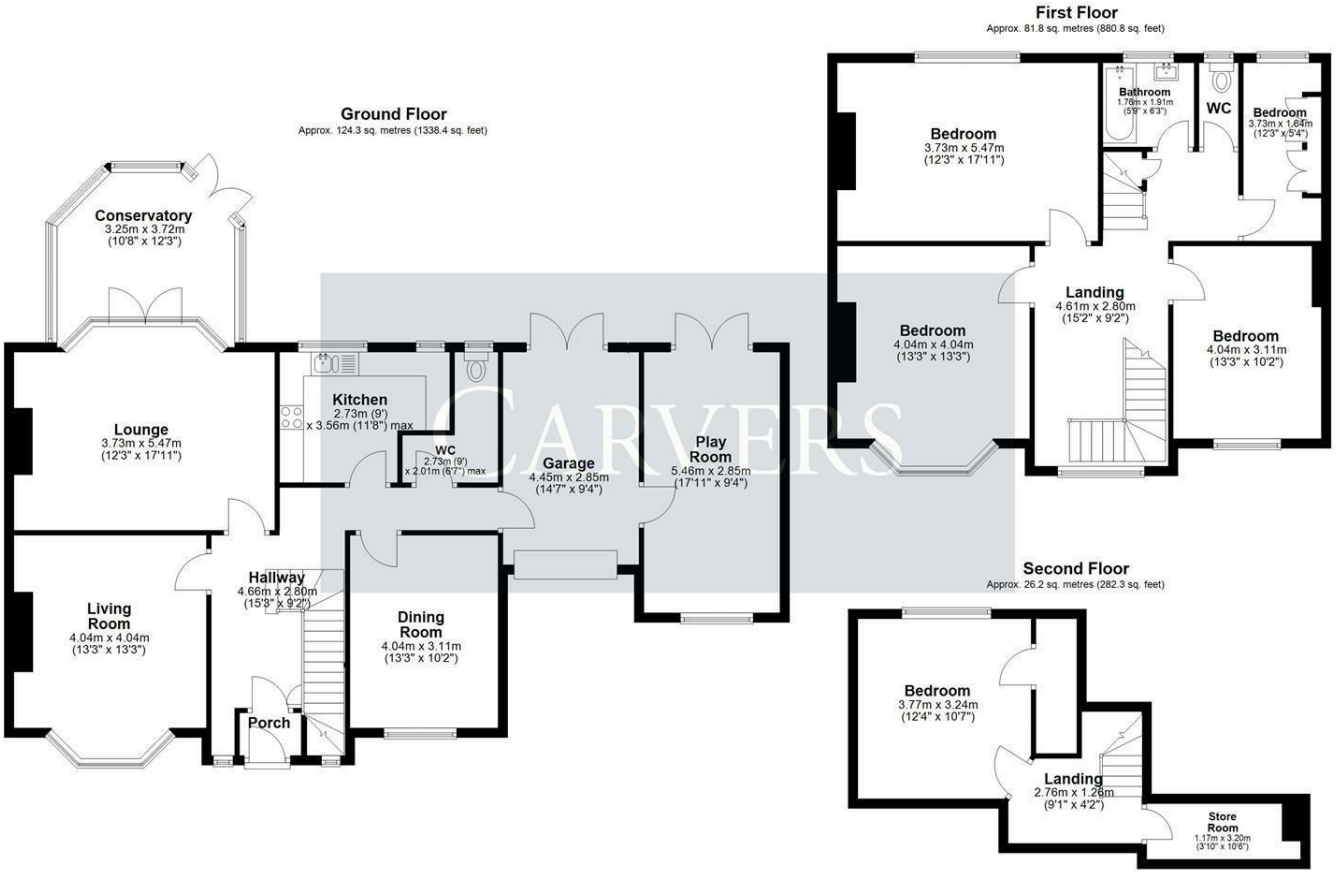
Buyers Identification Checks

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

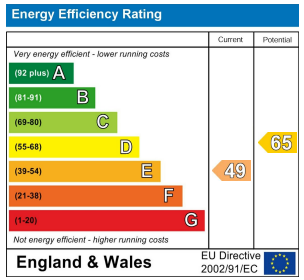
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





Total area: approx. 232.4 sq. metres (2501.5 sq. feet)

37 Cleveland Avenue, Darlington



Property size taken from EPC
2501.00 sq ft

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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