



CARVERS
SALES & LETTINGS

Polam Road
Darlington, DL1 5NW
Price £240,000

House - Semi-Detached



Are you looking for a property you can capitalise on, in a cracking location??

We'll look no further, welcome to Polam Road, Darlington. This is a fantastic semi-detached property but in need of a new owner ready to roll up their sleeves and bring the property up to date....

The property is perfectly liveable and the upgrades would be mainly cosmetic. It has been lived in, owned and loved for years but is ready and raring for someone to capitalise on it and add value by adding their own personal touches. Spanning an impressive 1,140 square feet, the property boasts three spacious reception rooms, a formal lounge, separate dining and a garden room to the rear providing ample space for both relaxation and entertaining. The kitchen flows seamlessly from the dining area, making it an ideal setting for family gatherings or hosting friends.

The residence features three generously sized bedrooms, with a family bathroom on the first floor. There is a handy W/C on the ground floor for added convenience.

Outside, the property benefits from off street parking and also there is a single garage with internal access to the property. To the rear, a totally private tree lined garden.

This semi-detached house on Polam Road is an awesome location, a quiet cul-de-sac, minutes from the town centre with shops, restaurants etc, but it is also in a fantastic school catchment area and as the name suggest, next door to the fantastic Polam road school.

So, in conclusion, whether you are a first-time buyer or looking to settle into a family home, this residence presents an excellent opportunity to capitalise in a highly desirable location. Do not miss the chance to view this charming home and envision your future here.



- Superb cul-de-sac location, literally town centre
- 3 Bedroom semi detached property
- 3 Reception rooms, Lounge, Dining and Garden room
- Off street parking
- Private garden to rear and front and side gardens
- Single garage
- A property to capitalise on, add your own touch and modernise

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.

GENERAL INFORMATION

Tenure: Freehold

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

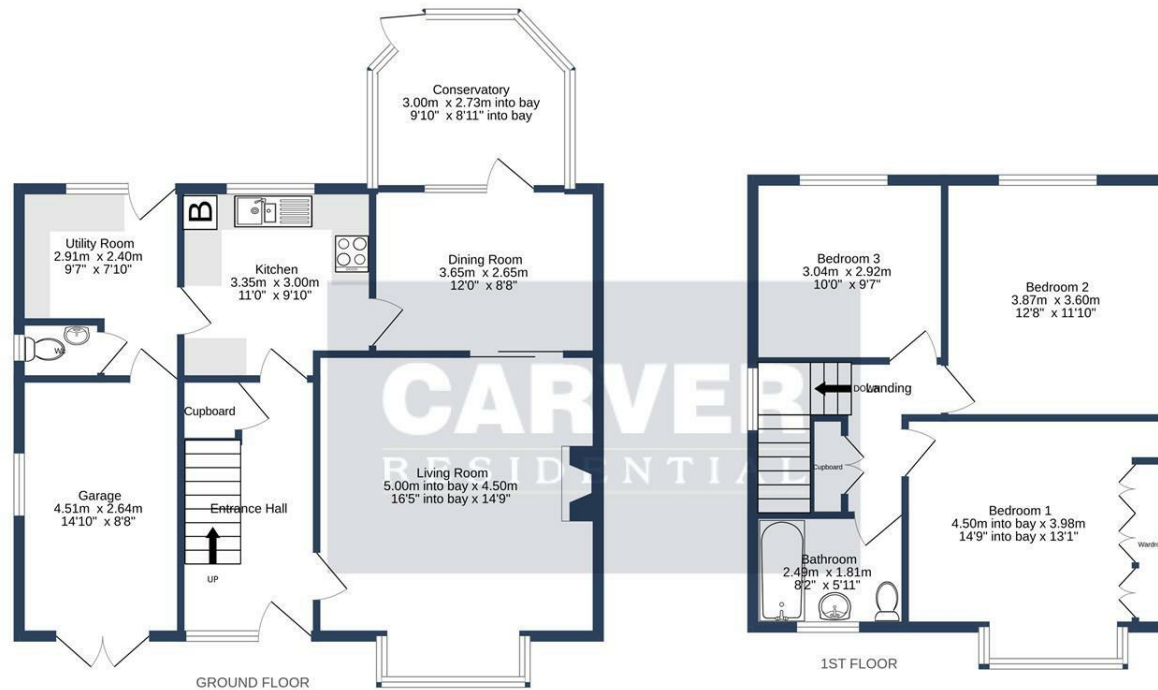
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

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. conservatory, garage)





POLAM ROAD, DARLINGTON. DL1 5NW.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	73
	EU Directive 2002/91/EC	

Property size taken from EPC
1140.00 sq ft

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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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