



CARVERS

SALES & LETTINGS

Old Favourites Walk

Darlington, DL2 2FJ

Offers in the region of £260,000

House - Townhouse



4



2



3

Located in the highly sought-after West Park area of Darlington, this impressive townhouse on Old Favourites Walk offers a perfect blend of space, comfort, and modern living. With four generously sized bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra room to grow.

The ground floor features a separate dining room with feature flooring and contemporary wall paneling, and a well-appointed kitchen. To the first floor, the large living room has a feature media unit, and balcony, the main bedroom with en-suite shower room/wc, and further double bedroom are also on the first floor.

On the second floor, you will find two further bedrooms, along with a family bathroom and an additional en-suite, ensuring that everyone has their own private space. This thoughtful layout enhances the overall functionality of the home.

Externally, the property is equally impressive. A private west-facing garden offers a tranquil outdoor retreat, perfect for enjoying the afternoon sun. The driveway provides parking for up to three vehicles, complemented by a garage for additional storage or vehicle protection.

Located within easy reach of local amenities, including a nearby Aldi, this townhouse combines convenience with a peaceful residential setting. This property is not just a house; it is a home that promises comfort and a high quality of life in a desirable neighbourhood. Don't miss the opportunity to make this exceptional property your own.



- Impressive family home
- Spacious three storied town house
- Two en-suite shower rooms
- Carport and garage
- Walking distance to shops,schools and access to the A1M
- Sought after Westpark location
- Ready to move into
- Four spacious bedrooms
- Early viewing will impress.

GENERAL INFORMATION:

Tenure: Freehold

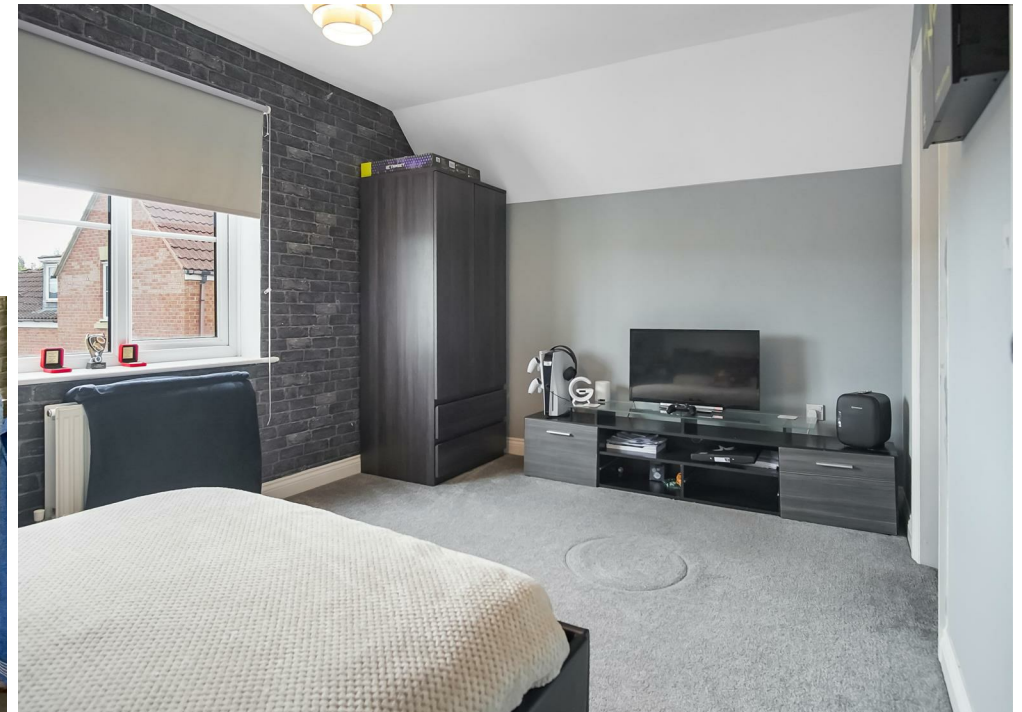
Services: Gas central heating, mains electric, water and drainage.

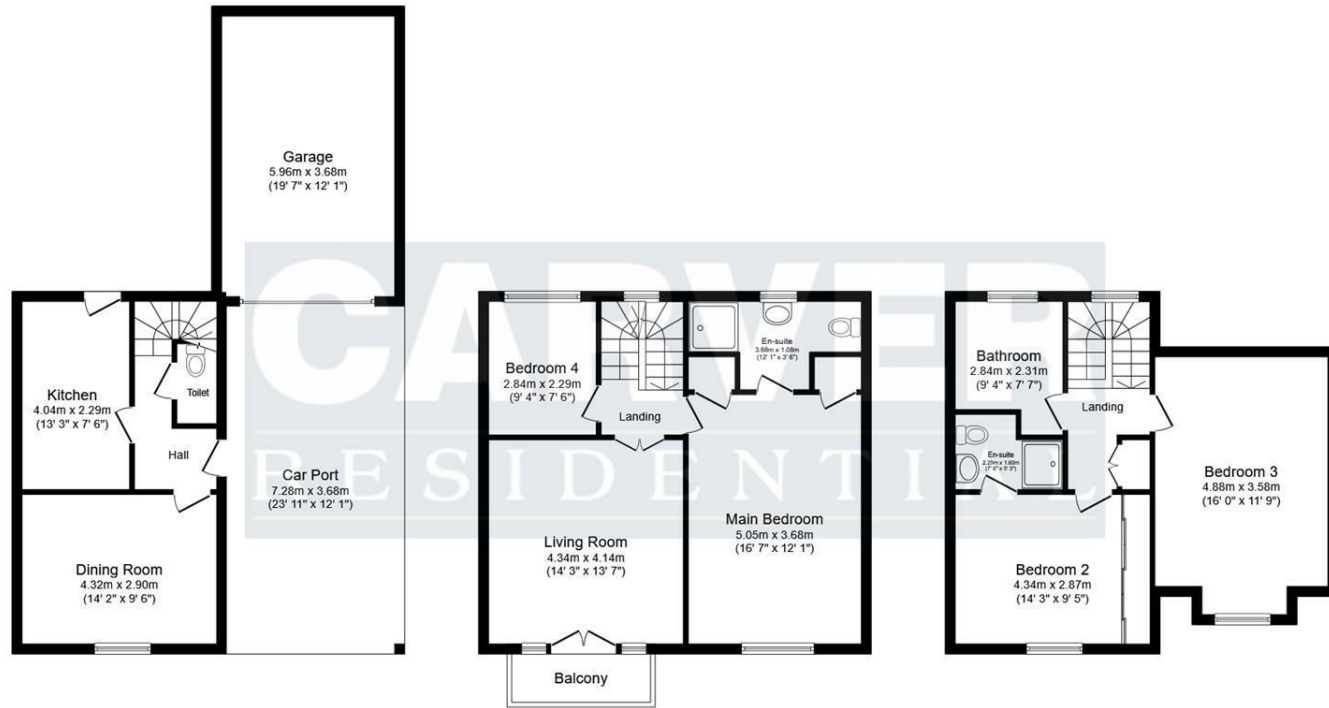
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

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.





Ground Floor
Floor area 52.1 sq.m. (561 sq.ft.)

First Floor
Floor area 57.7 sq.m. (621 sq.ft.)

Second Floor
Floor area 49.7 sq.m. (535 sq.ft.)

Total floor area: 159.4 sq.m. (1,716 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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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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