CARVERS

SALES & LETTINGS

Teesdale Avenue

Darlington, DL3 8AP

Offers in the region of £297,500

House - Semi-Detached

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A truly outstanding example of its type, this beautifully presented and significantly improved extended semi-detached residence occupies a fabulous, generously sized plot and offers superb family accommodation throughout.

The property has been thoughtfully enhanced by the addition of a delightful ground floor garden room, creating a wonderful connection to the outdoors and providing versatile living space ideal for both relaxing and entertaining. At the heart of the home are two lovely reception rooms and a stylish refitted kitchen, complete with a range of integrated appliances, complemented by a useful adjoining utility room.

To the first floor, there are three well-proportioned bedrooms, all tastefully decorated, along with a most attractive refitted family bathroom finished to a high standard.

Externally, the home continues to impress, boasting a stunning rear garden which features two lovely large patio areas—perfect for outdoor dining and summer gatherings. The large plot also provides ample space to the front, along with a driveway leading to a garage, ensuring off-street parking.

Altogether, a superbly presented home in a sought-after location, close to reputable schools and a good range of local shops, it is ideal for a growing family and ready to move straight into.

- Fabulous extended semi-detached home
- Beautifully presented with two large reception rooms
- Three good size bedrooms and a refitted bathroom
- Garage and driveway
- A truly outstanding example of its type and style
- A lovely refitted kitchen with integrated appliances
- Separate utility room with French doors to the rear
- Close to local shops and reputable schools

GENERAL INFORMATION:

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

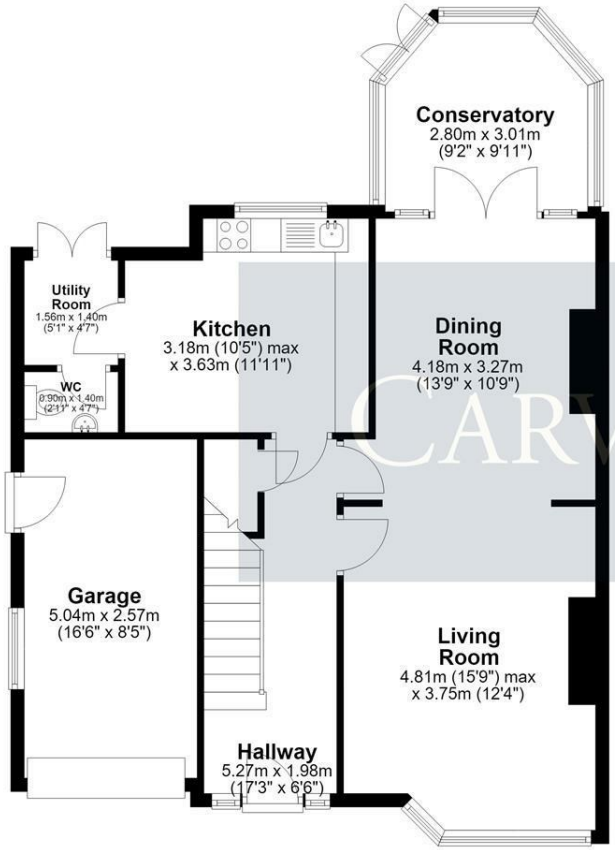
Buyers Identification Checks

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.

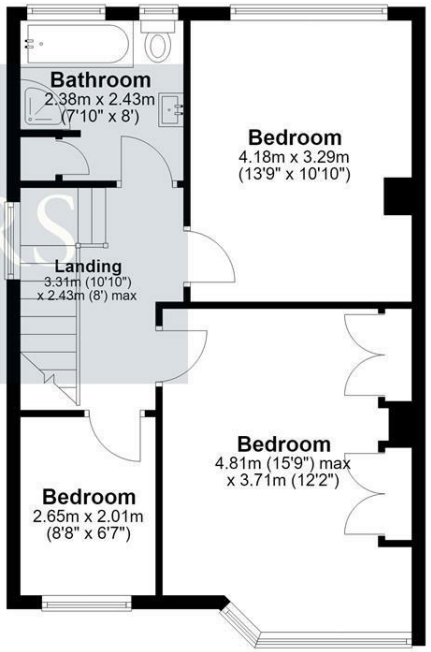
Property Size

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)

Ground Floor
Approx. 79.7 sq. metres (857.9 sq. feet)



First Floor
Approx. 51.1 sq. metres (550.5 sq. feet)



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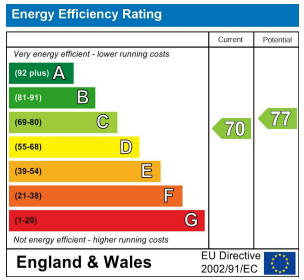
Total area: approx. 130.8 sq. metres (1408.4 sq. feet)

20 Teesdale Avenue, Darlington



Property size taken from EPC
1065.00 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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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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