



CARVERS

SALES & LETTINGS

Orchard Road

Darlington, DL3 6HS

Offers in the region of £169,950

House - Terraced



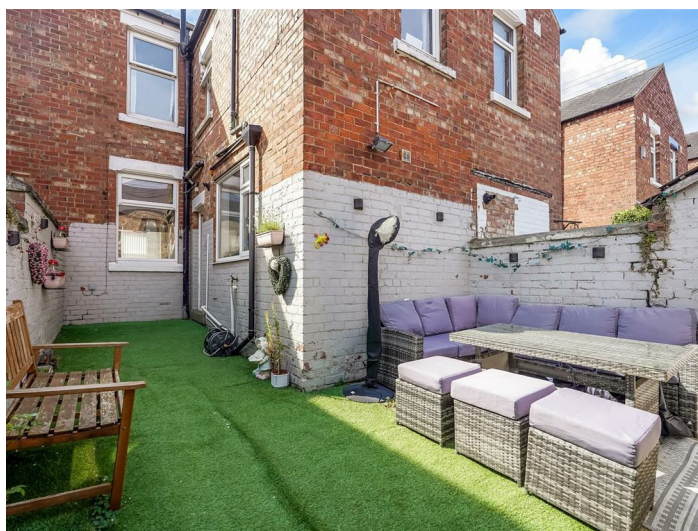
A very well presented and much improved period mid-terraced house, ideally situated in a convenient location close to both Darlington Memorial Hospital and the town centre. The property combines the character and proportions of a traditional period home with a number of thoughtful fabulous improvements, creating an attractive and easily managed home.

The accommodation begins with an entrance hallway leading to a lovely lounge, which has a fireplace and bay window providing a pleasant focal point and plenty of natural light. The separate dining room has a fire inset to the wall, while the good-sized kitchen has been particularly well appointed, refitted with a most attractive range of floor and wall units, complemented by integrated appliances.

To the first floor there are three bedrooms and a beautifully refitted shower room, featuring a generous double shower.

Outside, the gardens to both the front and rear have been designed for ease of maintenance. The rear garden is particularly straightforward to look after, with an artificial lawn providing a useful area for sitting out and enjoying the garden without the usual upkeep.

A well-proportioned period house which has been carefully improved and presented, offering comfortable accommodation in a particularly convenient position.



- Stunning deceptive mid terraced period property
- Very conveniently located near the town centre and Memorial Hospital
- Lovely features including fireplaces and bay window
- Lounge with fireplace and bay, separate dining room with fireplace
- Beautiful good size refitted kitchen with integrated appliances
- Three bedrooms and fabulous refitted shower room
- Low maintenance gardens front and rear

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

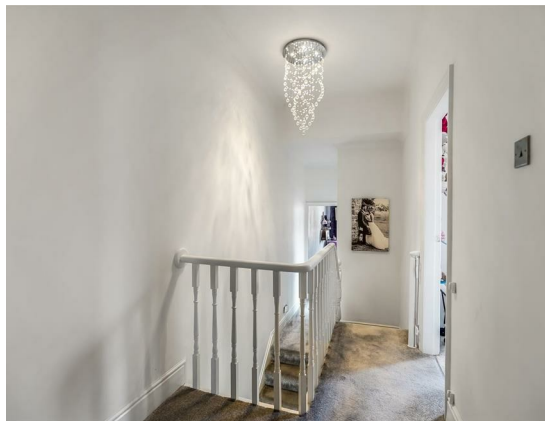
Local Authority: Darlington Borough Council (Tax Banding B)

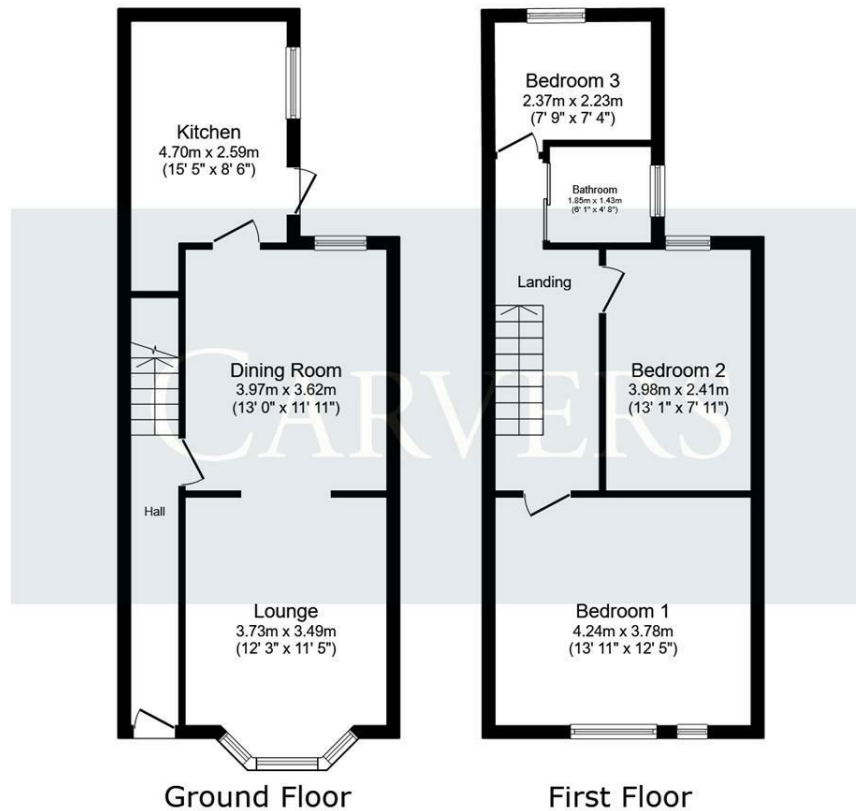
Buyers Identification Checks

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1270.00 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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



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.



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.