



CARVERS
SALES & LETTINGS

North Road
Darlington, DL1 2EW
Offers over £160,000

House - Semi-Detached



Take a look at this much loved property on North Road, Darlington.

This delightful semi-detached house has been in the same careful hands for a long time, you won't find one much more loved and cared for than this one!!! And it shows! Built in 1930, the property boasts a generous living space of 1,001 square feet, making it an ideal home for first time buyers, families and those seeking extra room to breathe.

The homes consists of two inviting reception rooms, formal lounge to the front and a 2nd living / dining to the rear, which has been extended through the years to the full width of the home, ideal for entertaining guests or enjoying quiet evenings with family. The property has real warm and welcoming atmosphere, allowing for both relaxation and social gatherings. The three well-proportioned bedrooms offer space, catering to the needs of a growing family or providing a comfortable guest space.

The family bathroom is located on the first floor, however there is a handy W/C on the ground floor, ensuring ease of access for all residents. Outside to the front you will find handy off road parking with a gate leading through to the rear and a single garage, allowing for hassle-free access to your home.

This semi-detached home on North Road is now ready for the next chapter and a family to make it their own and care for it as much as the current owner has, a credit to her; it is a place where memories can be made and good times cherished. With its charming features and practical layout, it presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first-time buyer or seeking a family home, this property is well worth a visit.



- 3 Bedroom Semi-detached home
- 2 Reception rooms and extended to rear
- Single garage to rear
- Off street parking to front
- Much loved and well cared for family home
- Family bathroom on first floor plus downstairs W/C
- Private rear garden

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. conservatory, garage)





NORTH ROAD, DARLINGTON, DL1 2EW.

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		
EU Directive 2002/91/EC		

Property size taken from EPC
1001.00 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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