



# CARVERS

SALES & LETTINGS

Linkinwater Lane

Darlington, DL2 2WP

Offers in the region of £170,000

House - Semi-Detached



A beautifully presented two-bedroom semi-detached home, perfect for first-time buyers, downsizers or investors alike. This attractive property offers stylish and contemporary living, with a superb open plan layout to the ground floor.

The heart of the home is the impressive lounge/kitchen space, designed with modern living in mind. The entrance hallway has a cloakroom/w.c., the spacious lounge flows seamlessly into a well-appointed kitchen area, creating a bright and sociable environment ideal for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms, along with a neatly presented bathroom, completing the internal accommodation.

Externally, the property benefits from a pleasant rear garden, providing a great space for outdoor enjoyment. To the front, there are two allocated parking spaces, adding to the home's practicality and appeal.

The property benefits from the remainder of a 10 year NHBC gurantee.



- Lovely semi detached home
- Beautiful large open plan lounge/kitchen with integrated appliances
- Two bedrooms and neatly presented bathroom
- Hallway and cloakroom/w.c.
- Good size rear garden with patio
- Two car parking spaces to the front

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

There is a Trust Green Management charge of £74.71 payable annually. This amount can change.

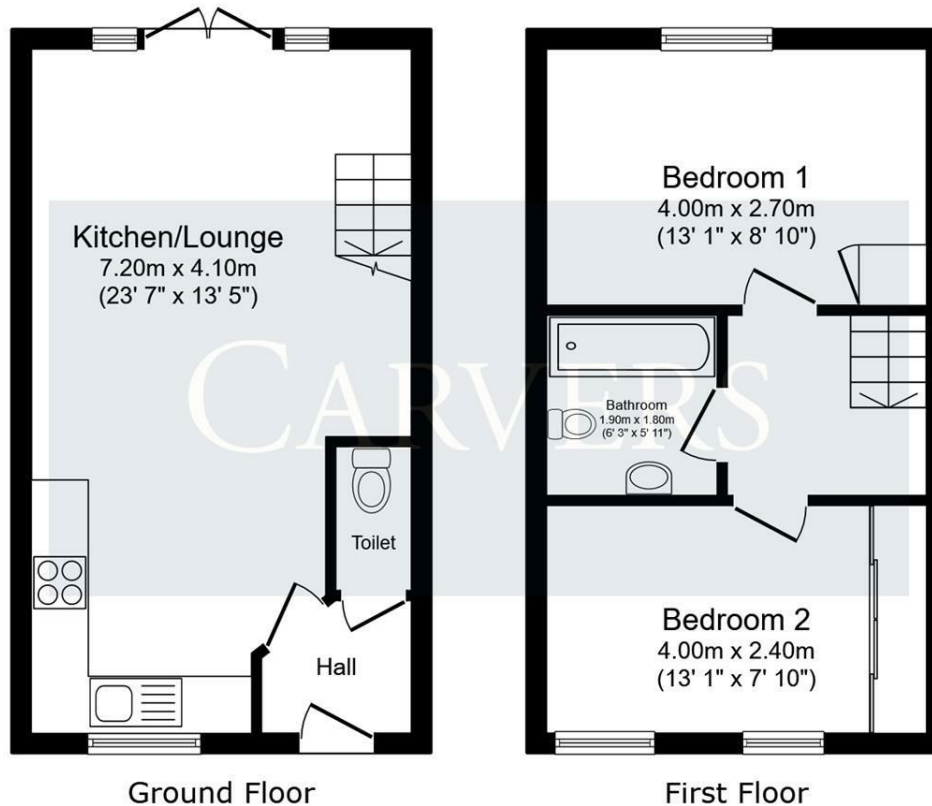
**Buyers Identification Checks**

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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
613.00 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

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 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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