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Abbey Road
Sadberge, Darlington, DL2 1SS

Offers in the region of £350,000

Bungalow - Semi Detached
4 Bedroom/s
2 Bathroom/s

This wonderfully modernised and extended four bedroom bungalow really must be seen to be appreciated. Located on a quiet street in the popular village of Sadberge, not far from the towns of Darlington and Stockton, the property is ideally located to enjoy rural and town living. The beautifully crafted interior accommodation consists on an entrance hallway, double bedroom to front, shower room, spacious living room, kitchen dining room, house bathroom, two further double bedrooms to the rear and a final bedroom/study or home office leading to the added garden room. Externally the property offers ample off street parking via a pretty brick paved driveway and a generous rear garden with numerous paved areas and a sunny lawn. Finished to a great standard the property includes UPVC double glazing throughout and gas central heating, as expected. EPC rating D, Darlington Borough Council tax band D.





- Spacious Village Bungalow
- Two/Three Reception Rooms
- Generous Plot
- Three/Four Bedrooms
- Two Bathrooms
- High Level of Finish Throughout

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

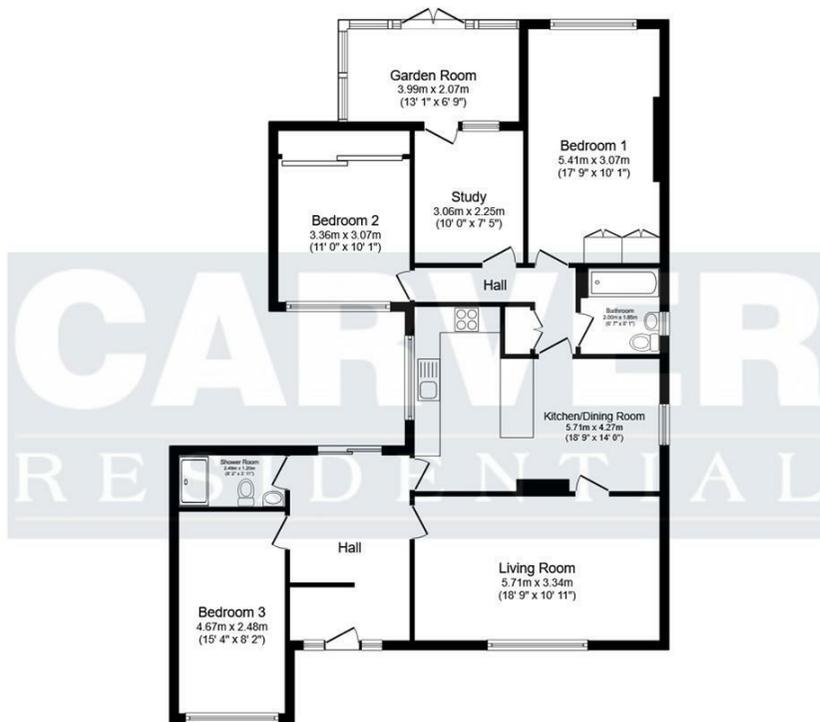
Local Authority: Darlington Borough Council (Tax Banding D)

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.

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 a conservatory and/or garage)



Floor Plan

Floor area 124.5 sq.m. (1,340 sq.ft.)

Total floor area: 124.5 sq.m. (1,340 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		
(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

Floor Area from EPC - 1313.00 sq ft

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MAB 6202



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