



Located in the highly sought-after area of Ainsley Grove, High Grange, this modern semi-detached house presents an excellent opportunity for a variety of buyers. The property boasts a welcoming hallway that features a practical storage cupboard, a spacious living room that is perfect for relaxation and entertaining.

The fitted kitchen/diner is equipped with essential cooking appliances, Upstairs, you will find two generously sized bedrooms that offer ample space for comfort and personalisation, alongside a contemporary bathroom complete with WC facilities.

Outside, the property is complemented by a large driveway, providing convenient off-street parking, and mature, established gardens that enhance the overall appeal of the home. With vacant possession available, this delightful residence is ready for you to move in and make it your own, located within a small cul-de-sac whether you are a first-time buyer, a small family, or looking to downsize, this modern property in a desirable location is not to be missed.





- Small cul-de-sac location
- Suited to a wide variety of buyers
- Ready to move into
- Driveway allowing off road parking
- Popular High Grange development
- No onward chain
- Easy access to the A1M
- Mature, established gardens front and rear

#### **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.

#### **GENERAL INFORMATION:**

Tenure: Freehold

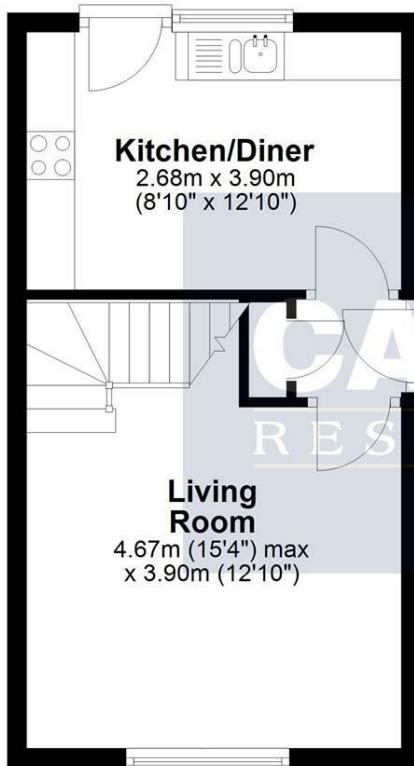
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

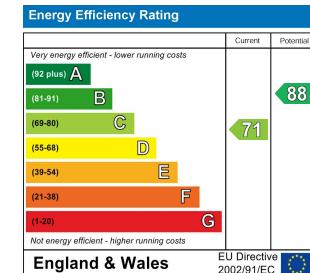
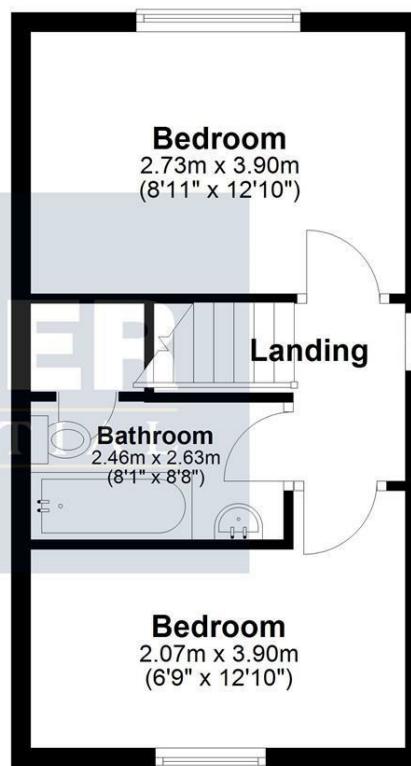
## Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 58.2 sq. metres (626.0 sq. feet)

### 18 Ainsley Grove, Darlington

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will 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



MAB 6202

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