





Nestled on Garthome Avenue in the sought-after west end of Darlington, this modern semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

The bungalow boasts two well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. Also having a modern shower room with a WC, providing practicality for everyone.

The fitted kitchen is designed for functionality, and the living/dining room offers a welcoming atmosphere, seamlessly flowing into a conservatory that invites natural light and provides a lovely space to enjoy the garden views.

Outside, the property features a generous block-paved driveway that accommodates parking for several vehicles, along with a garage for additional storage or for a vehicle.

Situated in a desirable area, this bungalow is conveniently located near local shopping facilities, making daily errands a breeze. With its appealing features and prime location, this property is sure to attract interest from those looking for a delightful home in Darlington.







- No onward chain
- Popular West End location
- Walking distance to Mowden Shopping facilities
- Large living room
- Good sized conservatory
- Large block paved driveway leading to garage
- Suited to a variety of buyers
- Bungalows in the West End are always in demand

#### **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**

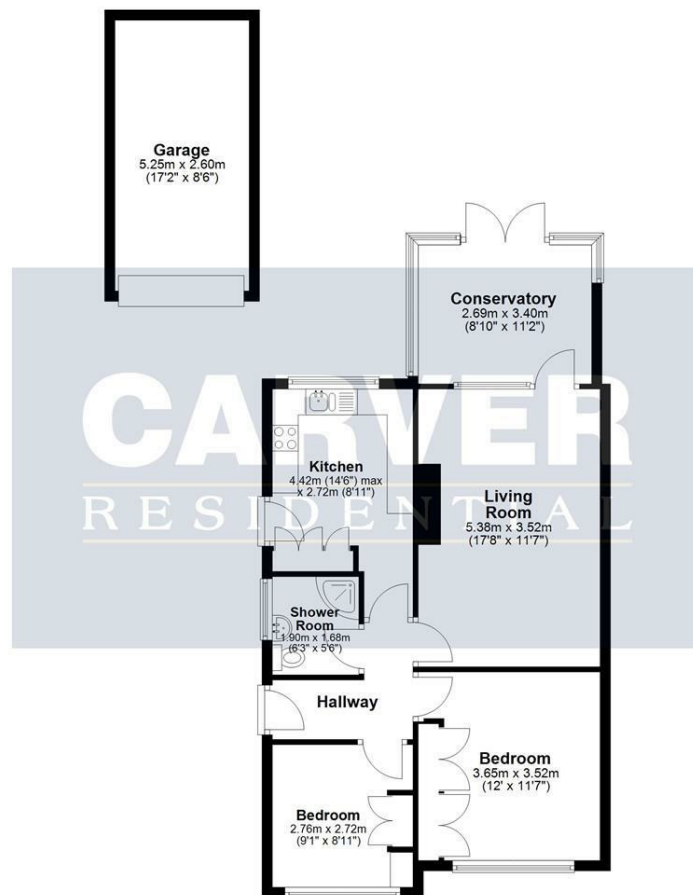
Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding C)

# Ground Floor

Approx. 82.5 sq. metres (888.2 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)  
9 Garthorne Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>57</b>	<b>80</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)