



CARVERS
SALES & LETTINGS

Willow Road

DL3 9HS

Offers in the region of £210,000

House - Semi-Detached

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Situated in a highly convenient location close to Cockerton Village and Darlington town centre, this much larger than average double-fronted traditional semi-detached home offers an abundance of space and character, ideal for a growing family.

The property immediately impresses with its attractive façade and well-balanced proportions, providing generous accommodation throughout. Internally, the home retains a number of features typical of its era, offering charm and potential in equal measure. There is a bright, spacious hallway, two well-proportioned reception rooms are open-plan with a fireplace creating a bright, versatile living and entertaining space. Looking out onto the rear garden the spacious 23 ft. kitchen/breakfast room with a range of modern units offers great potential.

To the first floor, the large landing area leads to three double bedrooms, a family bathroom with a separate shower cubicle, and a separate w.c., there is also a good size loft space accessed via a loft ladder. The overall layout providing excellent flexibility for modern family living. The property's larger-than-average footprint sets it apart from many similar homes in the area.

Externally, there are low maintenance gardens to both the front and the rear, offering pleasant outdoor space, with a large store/workshop/office, which has the potential to convert back to a garage, there is also a driveway with double gates and an outside w.c.

Ideally positioned for access to local amenities, well-regarded schools, and excellent transport links, this is a rare opportunity to acquire a substantial period home in a sought-after residential area.



- Substantial double fronted semi
- Two large reception rooms and 23 ft kitchen/breakfast room
- Bathroom with separate shower cubicle
- Large store/workshop/office
- Very conveniently located near a good range of shops
- Three double bedrooms
- Low maintenance gardens and a driveway
- Outside w.c.

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

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.

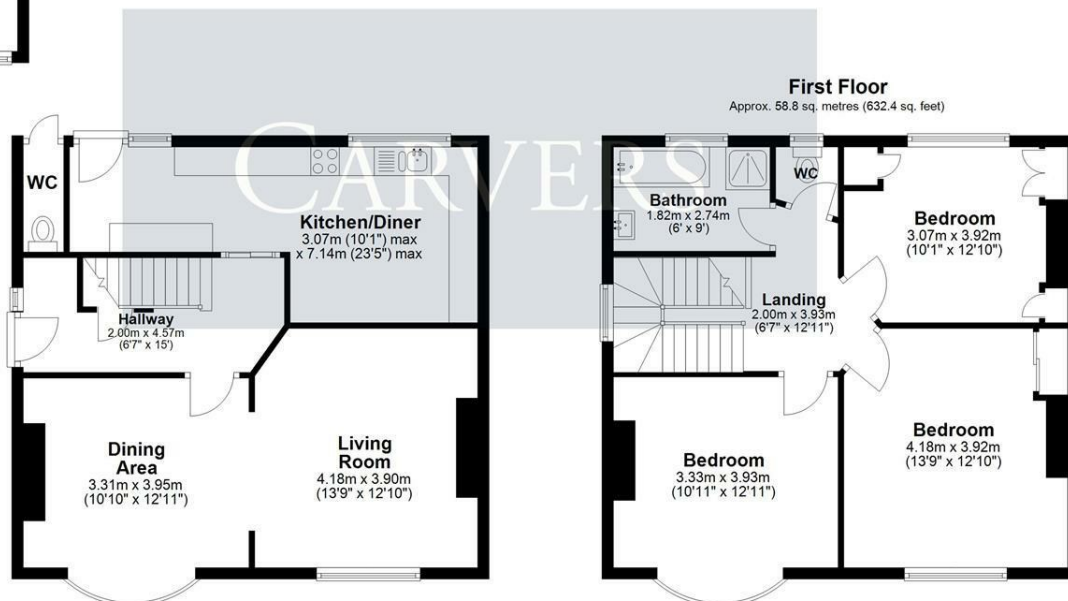
Property Size

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 e.g. a conservatory and/or garage)



Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



Total area: approx. 131.3 sq. metres (1412.8 sq. feet)
130 Willow Road, Darlington

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		
	63	80
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1302.00 sq ft

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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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