



Take a look at this beautiful semi-detached property on Holmlands Road in Darlington, an excellent opportunity for families and first-time buyers alike. With its inviting façade and land scaped front garden, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms, the main living area has been opened up providing that modern living experience with ample space for relaxation and entertaining. The second living space is a versatile area which can be tailored to suit your lifestyle, whether you envision a 2nd cosy living room for family gatherings or a formal dining space hosting dinner parties for friends and family. The natural light that floods through the windows enhances the inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, accommodating family members or guests, and to the rear of the property a garden room providing the flexibility to create a home office or hobby space if desired

The location on Holmlands Road is particularly appealing, as it offers a friendly neighbourhood atmosphere while being within easy reach of local amenities, schools, and parkland. This makes it an ideal setting for families looking to settle in a community-oriented area.





- Beautifully presented 3 bed semi-detached property
- Open plan living/kitchen
- Modern kitchen and bathroom
- Hobby / Garden room
- Versatile living spaces
- 2nd lounge room or formal dining area
- Private rear garden
- Prime location, close to local amenities, parkland, etc

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 a conservatory and/or garage)



GROUND FLOOR

FIRST FLOOR

20 HOLMLANDS ROAD, DARLINGTON, DL39JE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Area from EPC -
914.00 sq ft

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MAB 6202



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