



Renovated and modernised to a high standard, this property is ready to go!!

This beautifully presented semi-detached house in Darrowby Drive offers modern living, comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, families, or young professionals seeking extra space. The main reception flow's nicely into a large kitchen diner, all recently renovated. To the rear a second reception / garden room, overlooking the private garden to the rear, making it easy to host gatherings or enjoy quiet evenings at home.

Upstairs the modern bathroom services the home, with a 2nd toilet located on the ground floor ensuring that morning routines run smoothly for everyone. The layout is modern in design to maximise both space and functionality, catering to the living needs of today.

A standout feature of this property is the generous parking, accommodating up to 3 to 4 vehicles. This is a rare find in residential areas and adds significant value for those with multiple cars or visitors.

Darrowby Drive is a peaceful street, offering a friendly community atmosphere while still being conveniently located near local amenities, schools, shops, open green spaces and transport links. This property presents an excellent opportunity for anyone looking to settle in a welcoming area of Darlington.

In summary, this semi-detached house on Darrowby Drive is a wonderful well presented renovated family home, combining spacious living areas, ample parking, and a prime location. Do not miss the chance to make this lovely property your home.





- Renovated throughout, Beautifully presented!
- New Kitchen, new bathrooms, doors etc throughout
- Private rear garden
- Off street parking for multiple vehicles
- 3 Bedroom Semi detached home
- 3 Reception areas, Lounge, kitchen / dining and garden room to rear
- Single garage
- Close to shops,, schools amenities with open green space to the front

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.

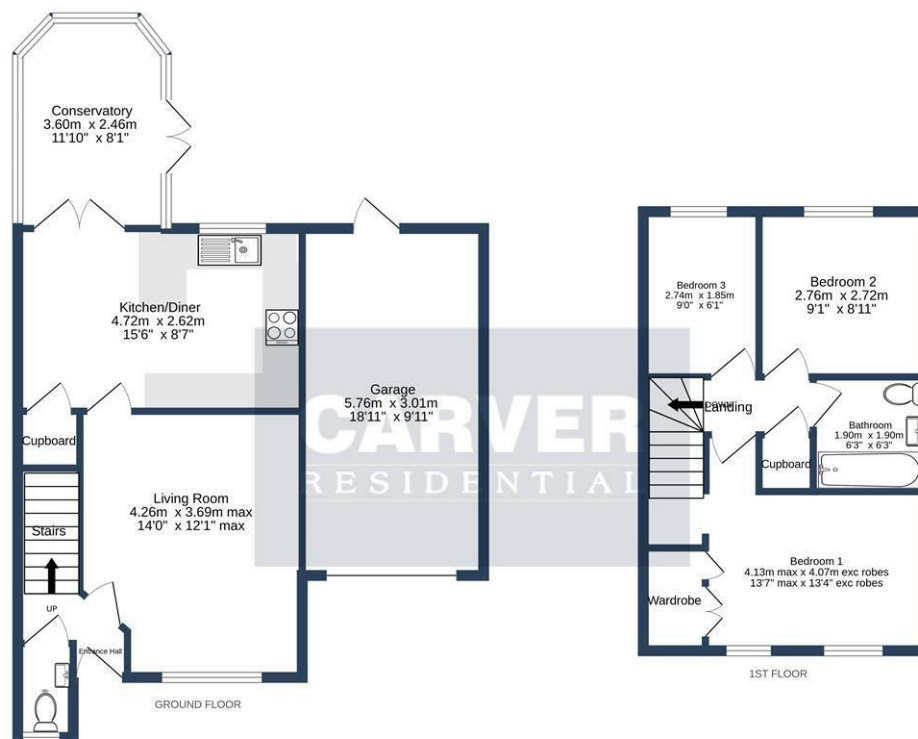
Double glazing

Local Authority: Darlington (Tax Banding C)









DARROWBY DRIVE, DARLINGTON. DL3 0GZ.

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		
Very energy efficient - lower running costs	Current	Potential
102-121 kWh/m ² A		
81-101 kWh/m ² B		
69-80 kWh/m ² C	75	79
55-68 kWh/m ² D		
49-54 kWh/m ² E		
41-48 kWh/m ² F		
35-40 kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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