



country properties  
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Linwood Grove,  
Darlington, DL3 8DP  
**Offers in the region of £425,000**

NICK & GORDON  
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RESIDENTIAL

A stunning home, located within a quiet cul-de-sac in the heart of the West End of Darlington close to the Blackwell area. The home has been extended to the rear and the main attraction to this fine home is the large open plan area which incorporates the kitchen and dining area along with a beautiful living space too. The accommodation also includes entrance hallway, WC, snug, home office, rear porch, utility room and storage room. To the first floor there are three bedrooms and main bathroom. The external space to the rear is low maintenance and has a southerly aspect. To the front of the property there is a driveway alongside the front garden which leads to the front door. Overall, a beautifully presented home.





- SOUTH FACING REAR GARDEN
- GROUND FLOOR EXTENSION
- WEST END LOCATION

- OFF STREET PARKING
- STUNNING HOME

#### GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding E)

#### Buyers Identification Checks

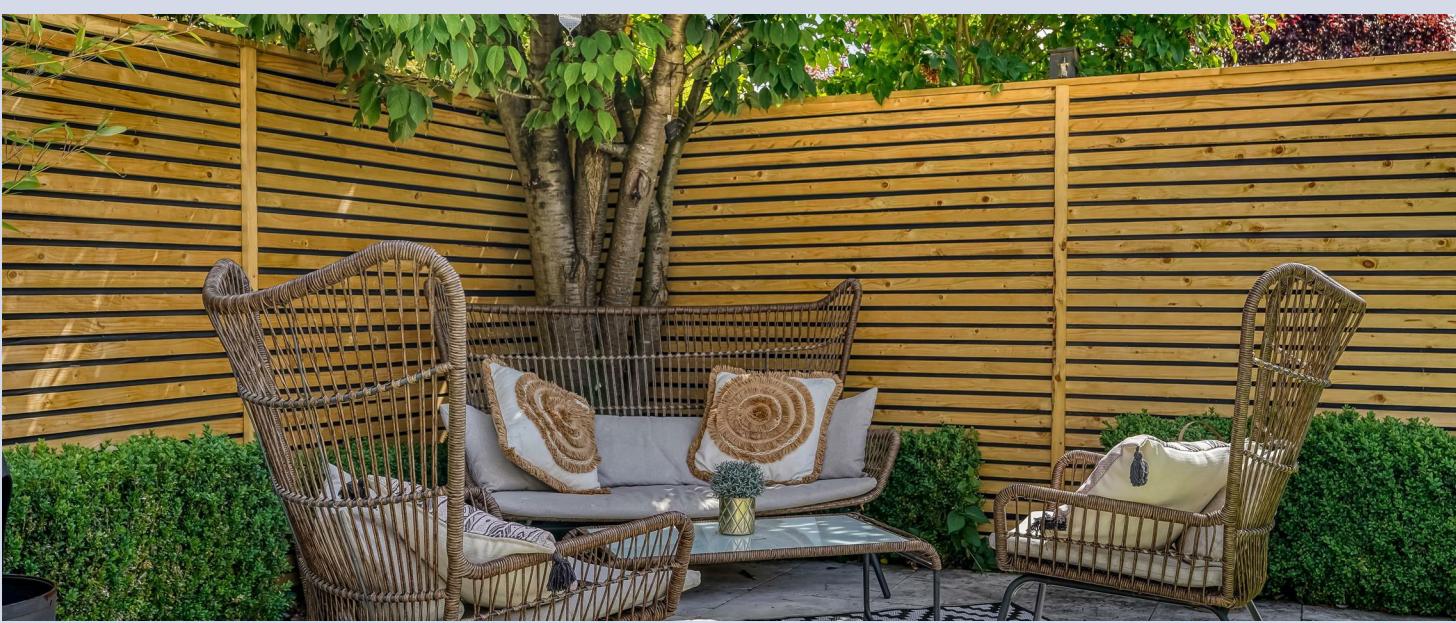
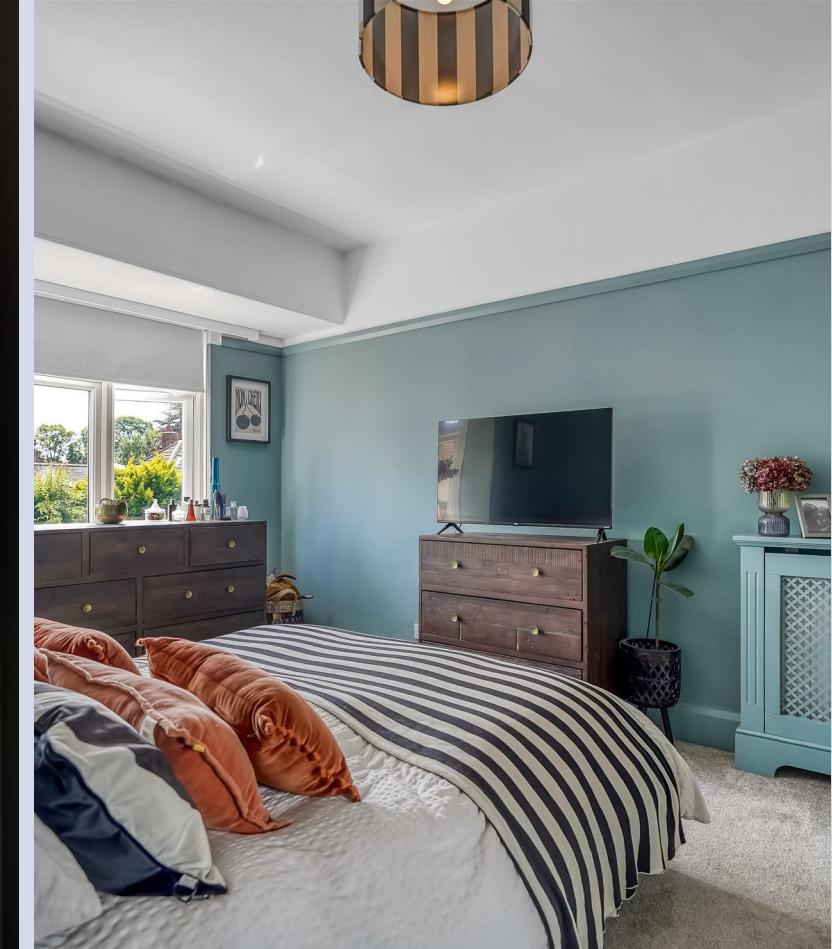
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

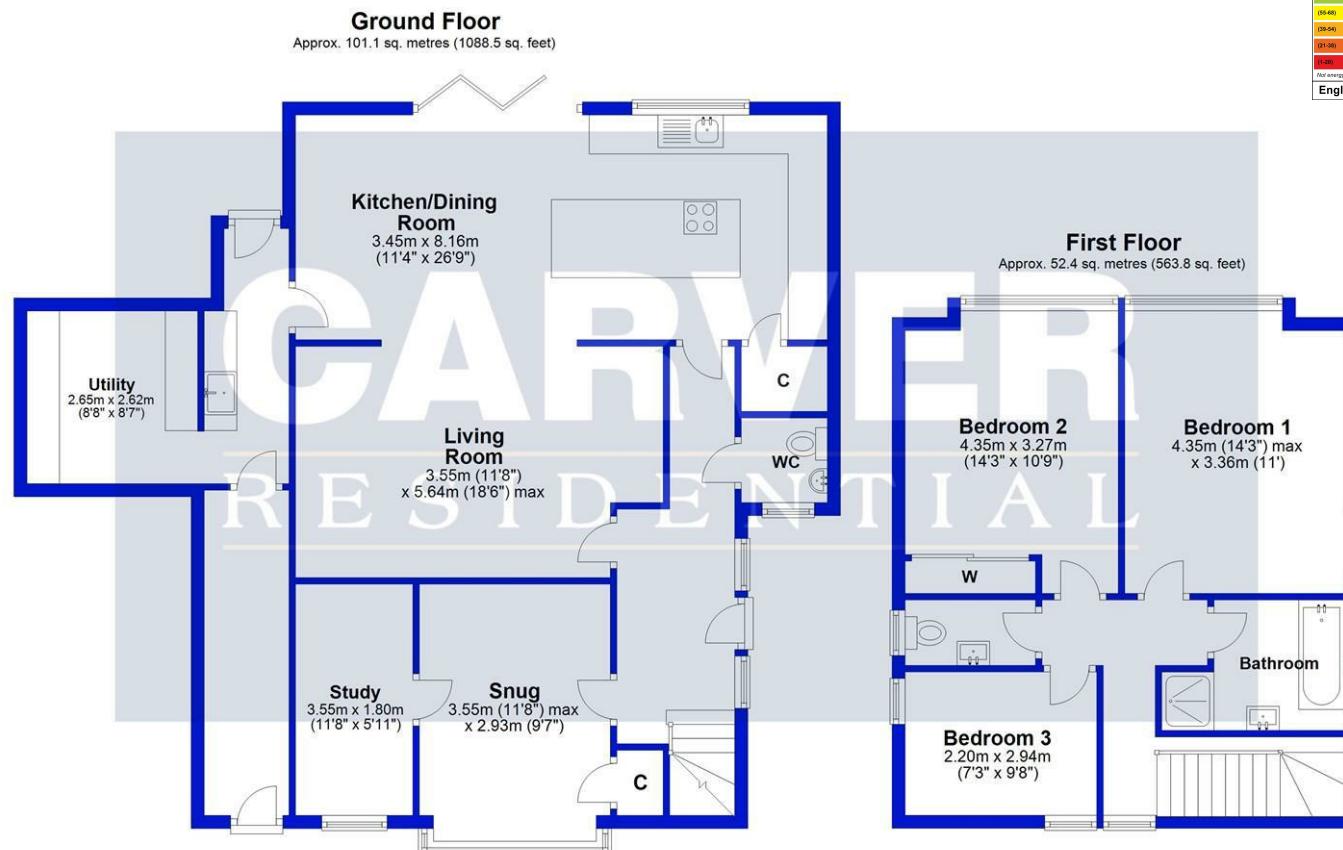
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(70-80) C	D		
(55-69) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC 72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(70-80) C	D		
(55-69) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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