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Timothy Hackworth Drive  
Darlington, DL2 2GN

**Offers in the region of £245,000**

House - Link Detached  
4 Bedroom/s  
2 Bathroom/s

Nestled in the highly regarded area of Timothy Hackworth Drive, Darlington, this modern link-detached house presents an exceptional opportunity for families seeking a spacious and welcoming home. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hall that sets the tone for the rest of the property and also offers a convenient cloakroom and WC. The large living room offers a perfect space for relaxation and entertaining, while the fitted kitchen/diner is a true highlight, featuring integrated appliances and patio doors that seamlessly connect the indoor and outdoor spaces. A handy utility room with a sink unit and an integral door to the garage adds to the practicality of this delightful home.

The first floor boasts four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and WC, ensuring comfort and privacy. A family bathroom completes this level, providing ample facilities for the household.

Externally, the property features a block-paved driveway with parking for several vehicles alongside a garage/workshop equipped with an electric charging point for your convenience. The mature and established enclosed rear garden offers a tranquil retreat, perfect for outdoor gatherings or simply enjoying the fresh air.





- Stunning property
- Quiet cul-de-sac location
- Mature, established gardens
- Spacious living room
- Handy utility room with sink unit and integral door to garage
- No onward chain
- Built to a high specification by Bussey & Armstrong
- Welcoming hallway with cloaks/wc
- Fitted kitchen/diner with integrated appliances
- Drive and garage, also having electric charging point

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Please note that a Westpark Green Levy is payable yearly £109.23 reviewed annually

#### Buyers Identification Checks

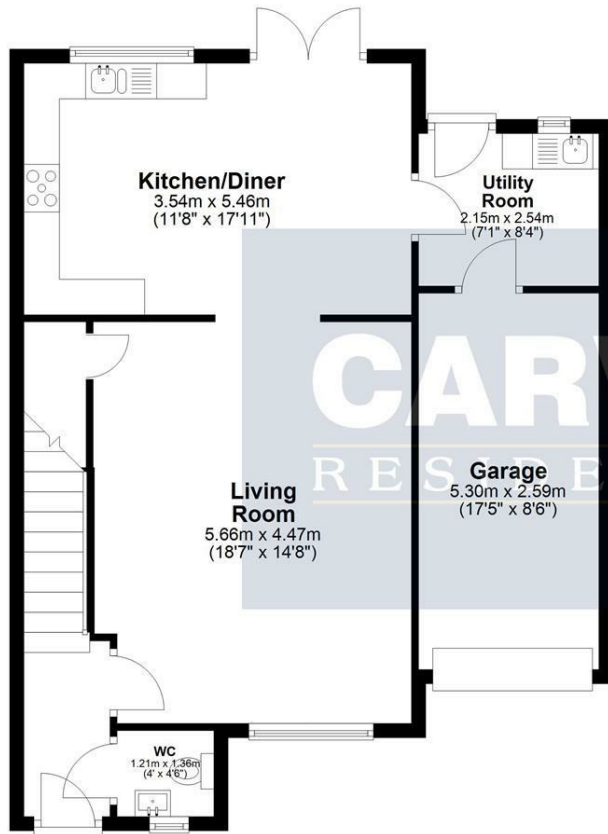
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

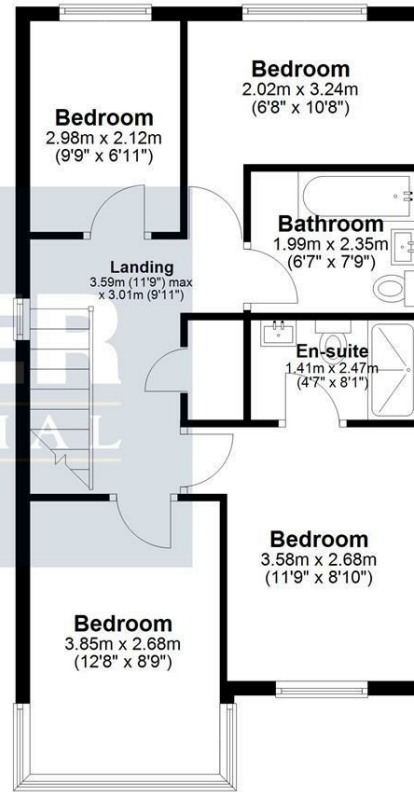
## Ground Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 128.1 sq. metres (1378.3 sq. feet)

14 Timothy Hackworth Drive, Darlington

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</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>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Floor Area from EPC -  
1108.00 sq ft

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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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