



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Burleigh Place
Darlington, DL3 7SR
Price £350,000

House - Townhouse
4 Bedroom/s
3 Bathroom/s

Wow...!! Just Wow...!!

The owners of this property go to the head of the class for property presentation!!

And, if you like what you see, it can be discussed and moved into exactly as you see it here!

Welcome to this stunning 4 bedroom townhouse, Burleigh Place in the heart of Darlington. This property boasts an impressive 1,603 square feet of living space, making it an ideal family home.

Upon entering you will find a bright airy fully renovated home with three spacious reception rooms, one being a cinema or TV room in the basement, (could also double as 5th bedroom?) perfect for entertaining guests or enjoying quiet family evenings. The layout offers fantastic versatility, allowing you to create a comfortable living area, a formal dining space, or even a playroom for the kids.

This home features four well-proportioned bedrooms on the top two floors, with two of the bedrooms boasting ensuite facilities, providing ample space for family members or guests. Each room is filled with natural light and warm inviting colors, creating an inviting atmosphere. Additionally, a modern family bathroom, ensuring convenience for busy mornings and providing a touch of luxury and relaxation.





- Stunning very well presented townhouse
- Formal lounge, formal dining
- 4 generous bedrooms, 3 bathrooms
- Garage to rear used as storage
- No onward chain
- 3 reception areas
- Cinema or TV room in basement (could be used as bedroom if required?)
- Master with ensuite, top floor guest room with ensuite
- Centrally located, close to town centre, schools, college, public parks

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

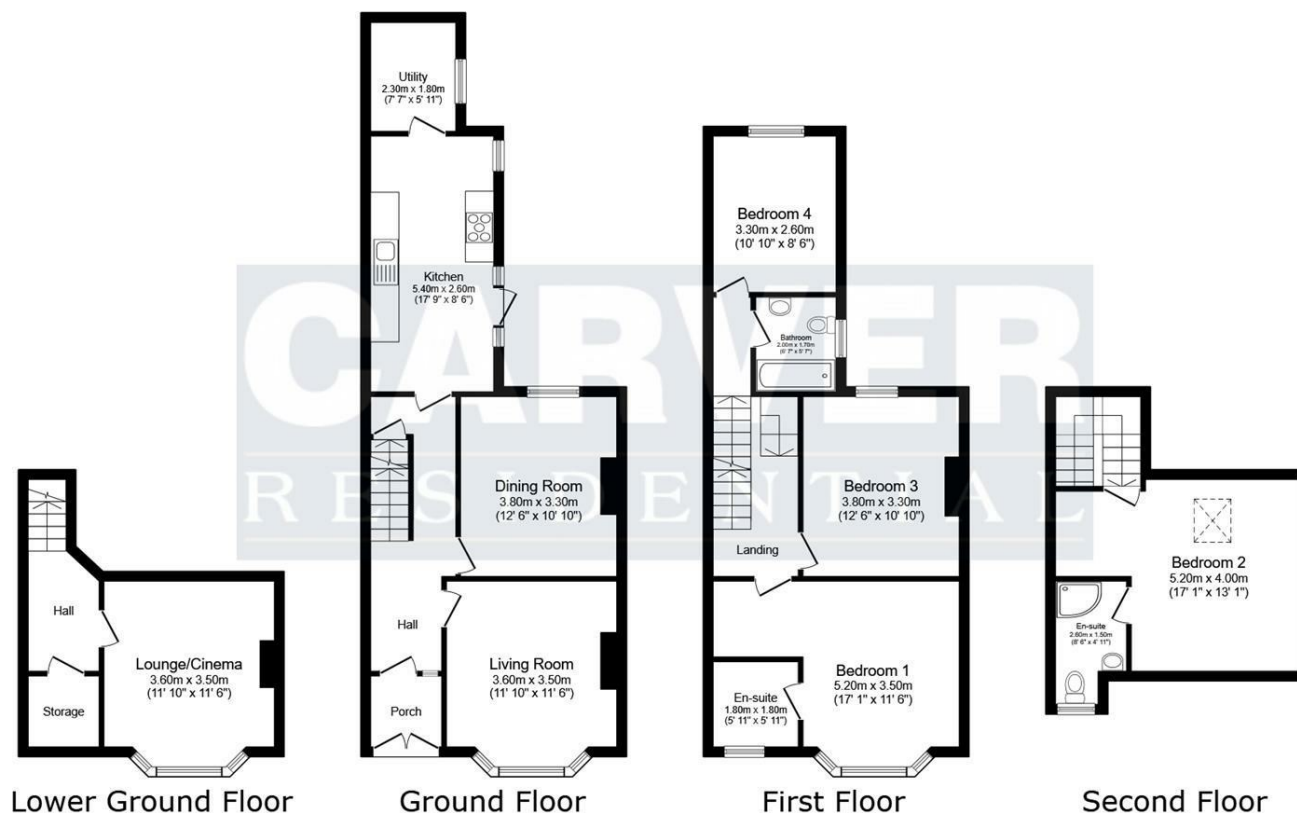
Local Authority: Darlington Borough Council (Tax Banding C)

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. conservatory, garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		
EU Directive 2002/91/EC		
	56	73

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk