



**CARVER**  
RESIDENTIAL  
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Greenbank Road  
Darlington, DL3 6EJ  
**Price £190,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s

Offered CHAIN FREE is this wonderful period terraced property comes to market fully refurbished and packed with retained period features. Located just a short walk from Darlington town centre the property is perfectly situated and comes with an impressive amount of space inside and out. Internal accommodation consists of an entrance hallway, living room, dining room and fully refitted kitchen to the ground floor. The first floor holds three well-sized bedrooms and a refurbished house bathroom. Externally the property offers a paved frontage with a courtyard rear garden leading to a two storey garage/workshop/storage area with a vast range of uses. Finished beautifully and sympathetic to the history and character of the build this is a wonderful opportunity. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating D, Darlington Borough Council tax band A.





- CHAIN FREE
- Period Features
- New Kitchen and Bathroom
- Courtyard Garden
- Fully Refurbished
- Handy Central Location
- Three Bedrooms
- Detached Garage with Storage Room Above

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

#### **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) <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 2002/91/EC

Floor Area from EPC -  
1119.00 sq ft

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

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MAB 6202



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