



Want to be in Mowden? Take a look at this fantastic West End opportunity, yes it's in need of some TLC, just waiting for the right person to add their personal touch and bring back to life. Welcome to Barnes Road in Darlington, a delightful semi-detached 3 bedroom family home. Modernise and capitalise, in the right area of town. With three well-proportioned bedrooms, this property is ideal for first time buyers or families who don't mind a bit of work, it will be worth it in the end! The spacious open plan layout provides a huge reception / dining room, ample space for the family and entertaining.

Why not open it up to the Kitchen, it would be a great space to have your friends around and show off your handywork.

With a single garage and off street parking available for two vehicles, making it a hassle-free option for those with multiple cars or visitors.

Set in a friendly neighbourhood, this home is within walking distance to local shops, Post office, pubs, schools, and open spaces offering some great dog walking along the Baydale Beck, an excellent and popular choice for families or anyone looking to enjoy the community spirit of Mowden. Whether you are looking to capitalise on a project or seeking your first home, this house presents a wonderful opportunity to embrace a lifestyle in a much sought-after location. Don't miss the chance to make this project property your own, what would you do with the property?.





- Fantastic Family home, in need of being brought back to life
- Large living / dining area
- Single garage and off street parking
- Do the hard work and be rewarded for your efforts
- 3 Bedrooms
- Private rear garden
- Close to all amenities in the Mowden area
- Superb location

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

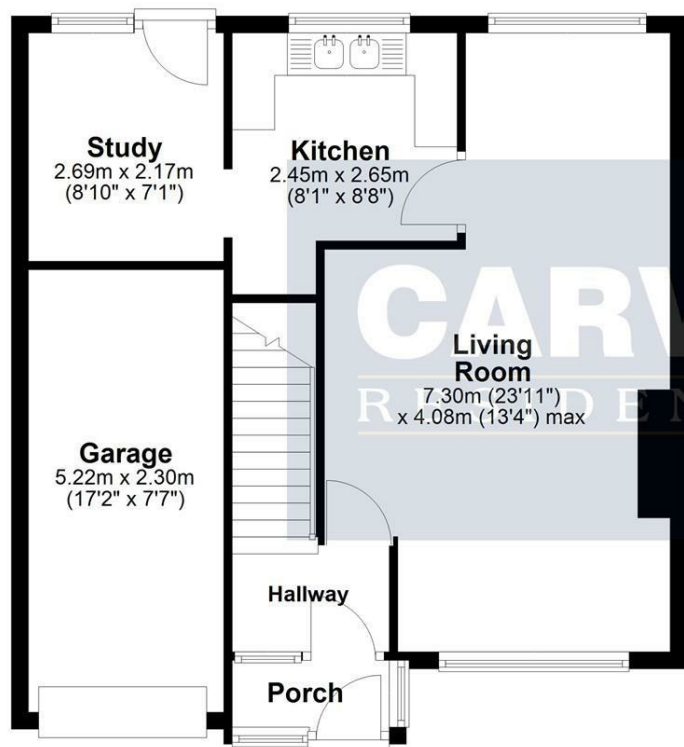
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

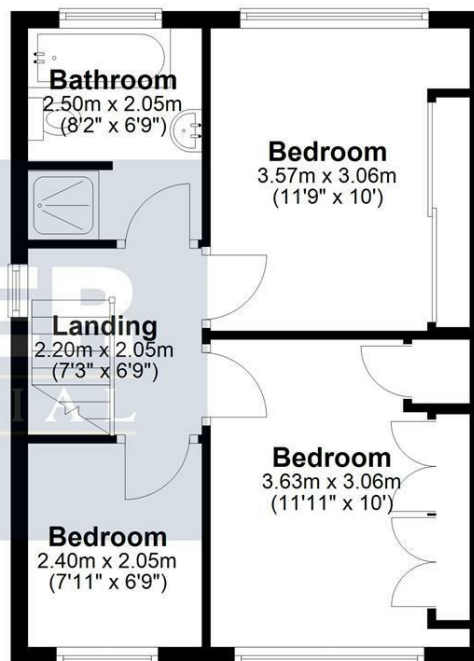
Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 96.7 sq. metres (1041.3 sq. feet)

115 Barnes Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

Floor Area from EPC -
871.00 sq ft

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
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MAB 6202



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