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Edgecombe Grove
Darlington, DL3 9DW

Offers in the region of £250,000

House - Detached
3 Bedroom/s
1 Bathroom/s

Occupying a pleasant position on a cul de sac within the popular Mowden area of Darlington close to reputable schools for all age groups, this is a well presented, detached home offering good sized accommodation and situated on a pleasant plot with a West Facing rear garden.

In brief the property comprises on the ground floor; entrance hallway, cloakroom/w.c., good sized lounge, dining room, study and a kitchen fitted with a range of floor and wall units. To the first floor there are three bedrooms, two doubles and a single, a bathroom with a shower, and a separate w.c. Externally there are lawned gardens to the front and to the rear of the house with the West Facing rear having a patio area. There is also a garage and a driveway for car parking.





- Detached home on a cul de sac in Mowden
- Three bedrooms two doubles and a single
- West facing rear garden with patio
- Well-proportioned accommodation
- Lounge dining room study kitchen and w.c.
- Garage and driveway

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

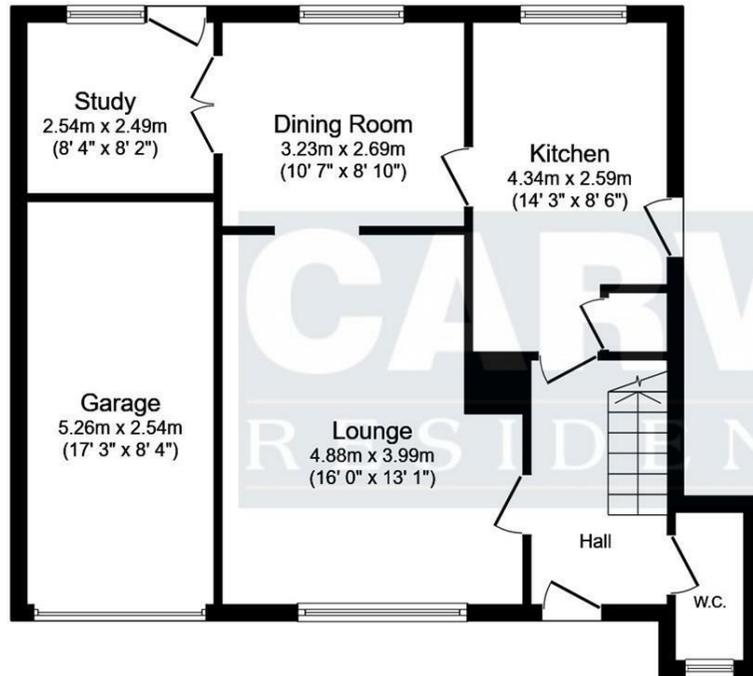
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

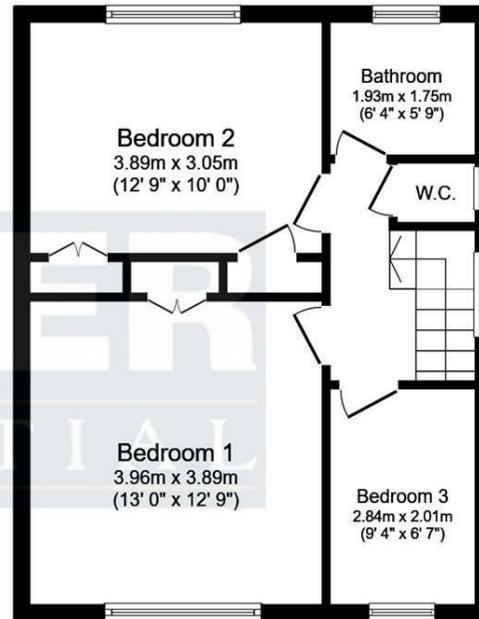
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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