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Larkspur Drive
Darlington, DL1 1HX

Offers over £150,000

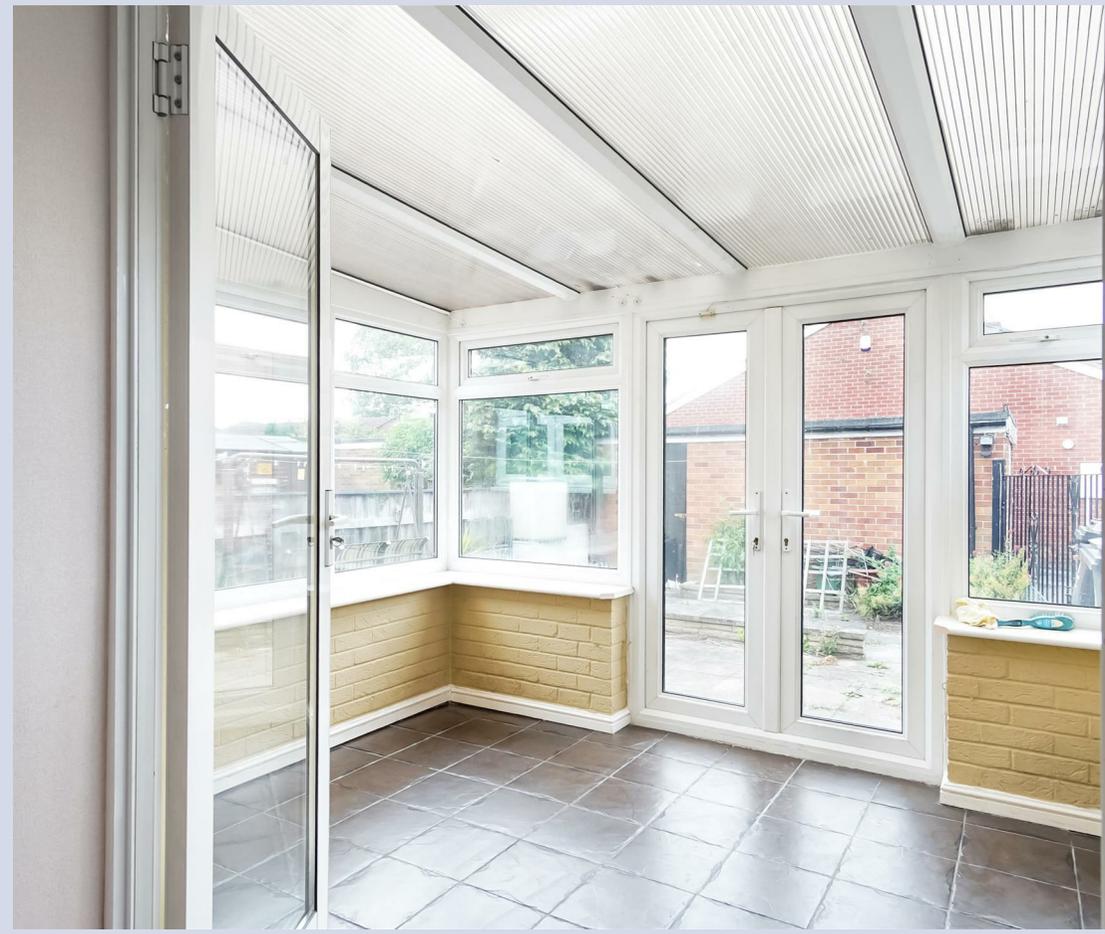
Bungalow - Semi Detached
2 Bedroom/s
1 Bathroom/s

Larkspur Drive is a popular quiet cul-de-sac location, just off Hundens Lane this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no onward chain.

Upon entering, you will find a welcoming hallway, a spacious living room and fitted kitchen with integrated appliances. The bungalow boasts two bedrooms and modern bathroom. One of the features of this home is the conservatory, which offers a bright and airy space to enjoy the garden views throughout the seasons.

Outside, the property benefits from a drive and a garage, providing secure parking and extra storage options. The loft space is also a notable advantage, as it is boarded, well-lit, and accessible via a loft ladder, offering potential for additional storage or future development. Larkspur Drive is well placed for easy access to shops, bus routes and the vibrant town centre.





- NO ONWARD CHAIN
- TWO BEDROOMED BUNGALOW
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- DRIVE AND GARAGE
- POPULAR LOCATION
- SUITED TO A VARIETY OF BUYERS
- CONSERVATORY

GENERAL INFORMATION

Tenure: Freehold

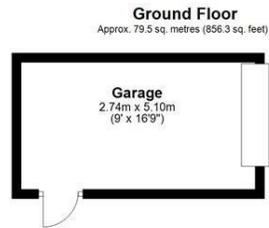
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

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.



Total area: approx. 79.5 sq. metres (856.3 sq. feet)
15 Larkspur Drive, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 - sq ft

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MAB 6202



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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