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Neasham Road  
Darlington, DL1 4DJ  
**Price £150,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

No chain and ready to go, move straight in and make it your own!

This delightful semi-detached house presents an excellent opportunity for someone to personalise and make this their home, recently freshened up, it's a blank canvas for it's new family.

With three well-proportioned bedrooms, this property has ample space for comfortable living. The two inviting reception rooms are versatile areas for the family to sit back and relax. Or alternatively, you might have big plans for change and open the rear reception up into the kitchen and create a huge kitchen/diner leading out to the spacious back garden making it easy to host gatherings.

The property is traditional in layout with the family bathroom on the first floor, ensuring convenience for all the family. Additionally, the house benefits from off street parking for multiple vehicles, a single garage, a valuable asset in this desirable location.

Neasham road has a friendly community atmosphere and convenient access to local amenities, schools, and very easy for transport links, making it an ideal choice for those seeking a balance of comfort and accessibility. This semi-detached house could be your place to call home. Do not miss the chance to view this lovely property and make it your own!





- Ready to go, make it your own!
- 2 spacious reception rooms
- Rear garden fenced, ideal for those with Pets
- Garden to front with off street parking
- 3 bedroom semi detached
- Good size garden to rear, laid mainly to lawn
- Single garage to side with internal access
- Great road transport access to A66

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

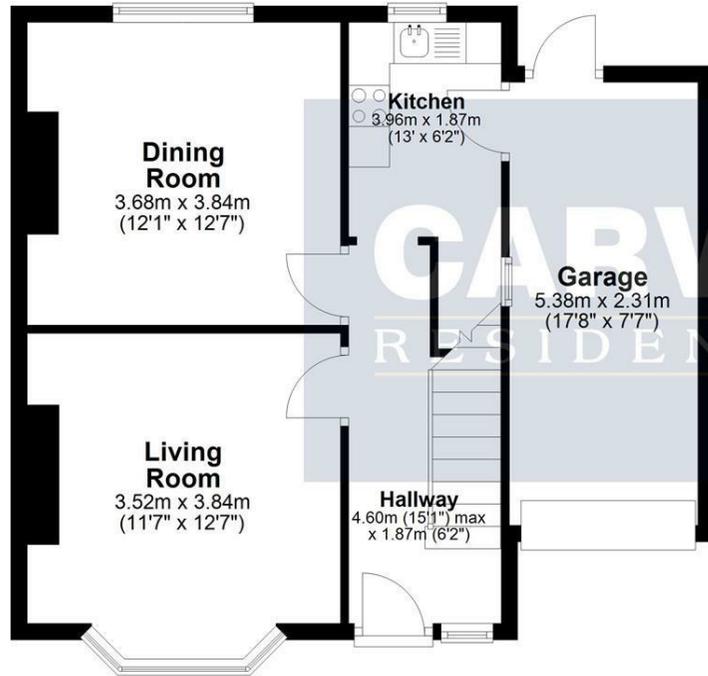
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

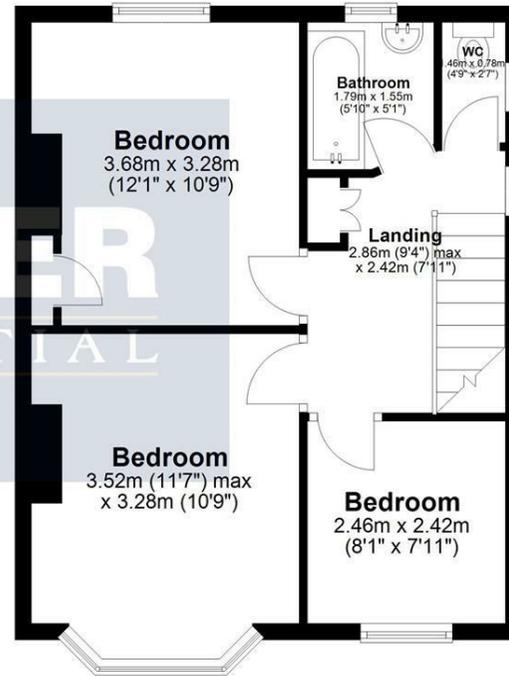
#### **Buyers Identification Checks**

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.

**Ground Floor**  
Approx. 55.6 sq. metres (598.9 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)  
**288 Neasham Road, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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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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



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