



CARVERS
SALES & LETTINGS

Main Road
Gainford, Darlington, DL2 3DY
Auction Guide £130,000

Cottage

-  2
-  2
-  1

Nestled in the charming village of Gainford, on the outskirts of Darlington, Chaytor Cottage presents a delightful opportunity for those seeking a blend of modern comfort and traditional character. With No Onward Chain, this impressive cottage has been thoughtfully improved, ensuring it retains its unique charm while offering contemporary living.

Upon entering, you are welcomed into a cosy living room, complete with a log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which provides an ideal space for entertaining family and friends. The kitchen is well-equipped, making it a joy for any home cook.

The property boasts two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The refitted bathroom is modern and stylish, providing all the necessary amenities for your convenience.

One of the standout features of Chaytor Cottage is the south-facing rear courtyard, which invites plenty of natural light and offers a lovely outdoor space for enjoying the sunshine or hosting gatherings.

This cottage is not just a home; it is a lifestyle choice, set in a picturesque village that enhances its appeal. With its perfect blend of character, comfort, and modernity, Chaytor Cottage is an exceptional find for anyone looking to settle in this delightful area.



- FABULOUS COTTAGE, SYMPATHETICALLY REFURBISHED
- READY TO MOVE INTO
- TWO RECEPTION ROOMS DINING ROOM WITH LOG BURNER
- SUITED TO A VARIETY OF BUYERS
- PICTURESQUE VILLAGE LOCATION
- RETAINING CHARM AND CHARACTER
- STUNNING OPEN PLAN KITCHEN/DINER
- SOUTH FACING REAR COURTYARD
- NO ONWARD CHAIN

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington (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.

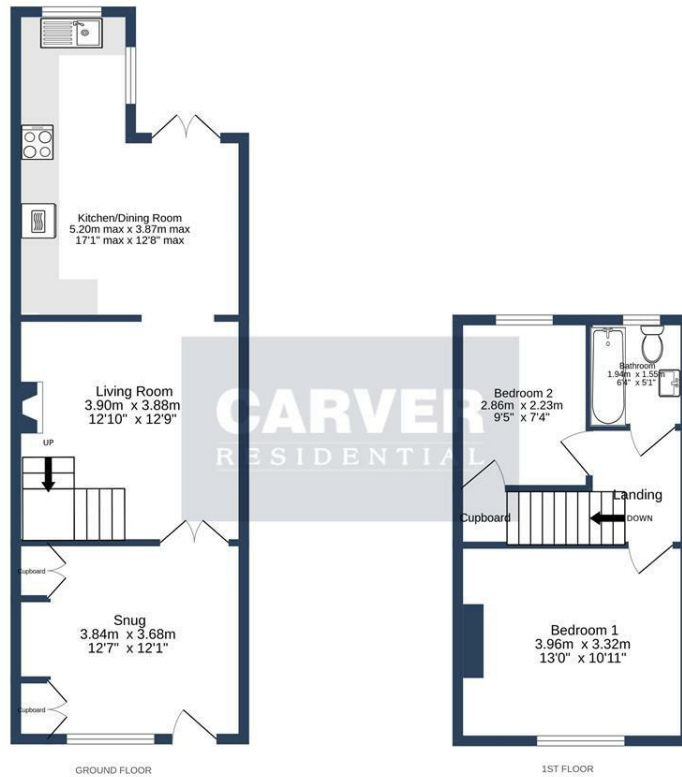
Auction: MANDATORY BULLET POINTS

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

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)





MAIN ROAD, GAINFORD, DL2 3DY.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan ©2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property size taken from EPC sq ft

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
 There may 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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.