



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Ripon Drive  
Darlington, DL1 4JX  
**Price £145,000**

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

Stunning semi-detached home, this delightful semi-detached house offers a perfect blend of comfort and style. With its older style character, this two-bedroom home is presented to a high standard, making it an ideal choice for those seeking ready-to-move-in accommodation.

Upon entering, you are welcomed into a well-appointed living room that exudes warmth and charm, providing a perfect space for relaxation or entertaining guests. The open-plan kitchen and dining area create a sociable atmosphere, ideal for family meals or gatherings with friends. The kitchen is designed for both functionality and style, ensuring that cooking is a pleasure.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The first-floor bathroom has been thoughtfully refitted, offering modern conveniences while maintaining the home's character.

One of the standout features of this property is the large rear garden, which presents a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the useful outbuilding offers the potential to be transformed into a home office or hobby room, catering to the needs of modern living.

This semi-detached house on Ripon Drive is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in a sought-after location. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this charming house your new home.





- STYLISH SEMI-DETACHED HOME
- WELL APPOINTED LIVING ROOM
- REFITTED FIRST FLOOR BATHROOM/WC
- WALKING DISTANCE TO THE SOUTH PARK & TRAIN STATION
- OPEN PLAN KITCHEN/DINER EXTENDED TO THE REAR
- TWO DOUBLE BEDROOMS
- CONTEMPORARY DECOR THROUGHOUT
- INTERNAL VIEWING WILL IMPRESS THROUGHOUT

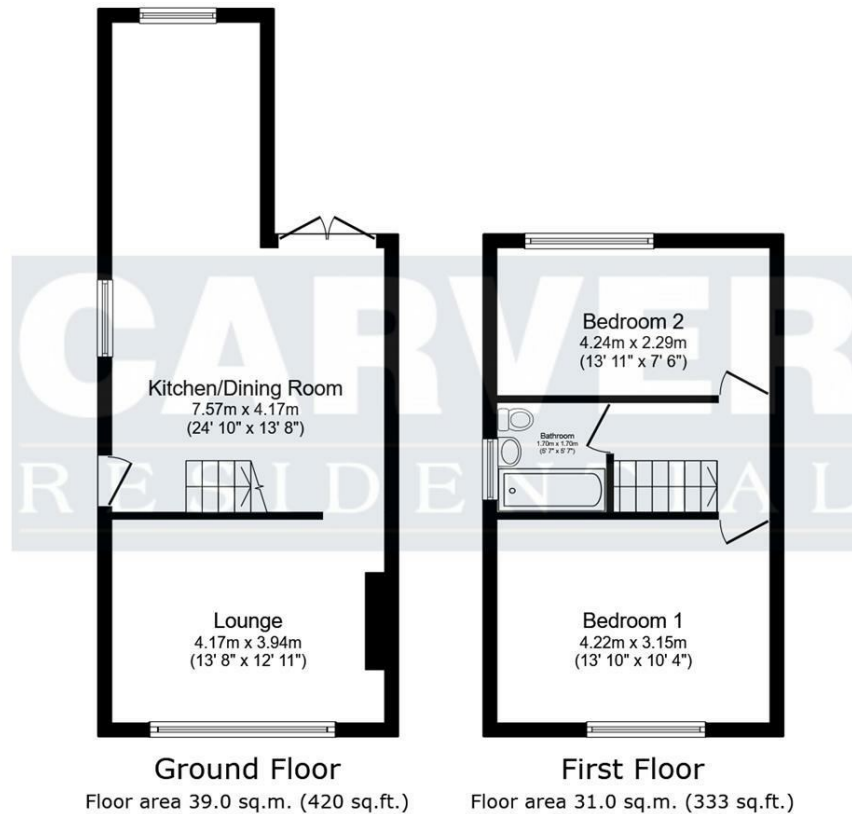
#### GENERAL INFORMATION


Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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](http://www.Propertybox.io)

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



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



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**