



CARVERS

SALES & LETTINGS

Jesmond Road

Darlington, DL1 3HN

Offers in the region of £199,950

House - Semi-Detached



A beautifully presented and significantly improved three bedroom semi-detached residence, ideally situated within this ever popular residential location of Darlington.

The property has been thoughtfully extended to the ground floor, creating an exceptional level of living space perfectly suited to modern family life. Upon entering, the home immediately impresses with its tasteful décor and well-balanced layout, offering a comfortable lounge to the front and a lovely dining room opening to the fabulous extension, which is ideal for both everyday living and entertaining.

To the rear, the standout feature is undoubtedly the superb 20ft kitchen/breakfast/family room, a fabulous open and versatile space refitted with a range of attractive units and offering ample room for cooking, dining and relaxing, with pleasant views over the rear garden.

To the first floor, there are three well-proportioned bedrooms, all complemented by a neatly appointed family bathroom.

Externally, the property enjoys a pleasant West facing sunny rear garden, providing a private and inviting outdoor space, perfect for families or those who enjoy al fresco dining during the warmer months.

This is a superb opportunity to acquire a stylish and extended home in a desirable area close to a good range of local shops and amenities.

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- Stunning deceptive extended semi
- Beautifully presented accommodation
- Lounge with fireplace and bay window
- Dining room and 20 ft fabulous kitchen/family room
- Separate w.c.
- Three bedrooms and refitted shower room
- Lovely mature gardens the rear with a patio

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.

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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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
947.00 sq ft

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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 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.