


CARVERS

SALES & LETTINGS

Baldwin Lane

Darlington, DL1 1QA

Offers in the region of £165,000

House - Terraced

3

3

2

This is a modern three bedroom terraced house offering well-proportioned accommodation, making it an excellent choice for a range of buyers.

The property has an entrance hallway leading to a good size lounge, with an inner lobby providing access to a useful storage cupboard and separate W.C. There is also a well-appointed kitchen/dining room fitted with a good range of floor and wall units, integrated appliances and French doors opening onto the rear garden.

To the first floor there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom/W.C.

Externally, the property has a rear garden, mainly laid to lawn with a patio area, while a garage situated to the rear provides valuable additional parking and storage.









- Well proportioned modern mid terraced house
- Good size lounge and kitchen/dining room with integrated appliances
- Three bedrooms en-suite to master, family bathroom
- Garage to the rear
- Conveniently located
- Downstairs cloakroom/w.c.
- Garden to the rear with patio



## GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)
Annual Greenbelt Levy: £134.50

### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

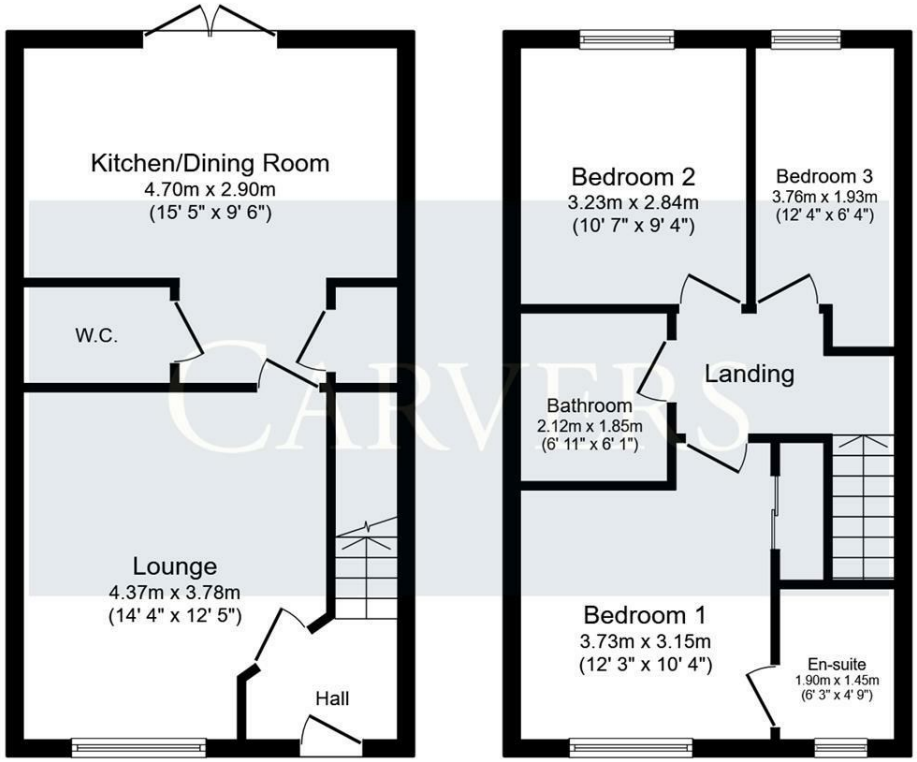
### Property Size

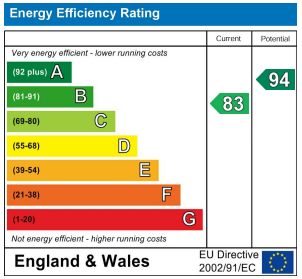
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)










Property size taken from EPC
1054.00 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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