



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

School Street  
Darlington, DL3 0UG

**Offers in the region of £180,000**

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

Nestled within a charming residential cul-de-sac on School Street in Darlington, this modern semi-detached house presents an excellent opportunity for a variety of buyers seeking a spacious and inviting home. The property is competitively priced, making it an attractive option for families and first-time buyers alike.

School Street is well located within the Cockerton area, this modern home is suited to a variety of buyers. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom with a WC. The fitted kitchen is equipped with integrated appliances, providing both functionality and style for those who enjoy cooking and entertaining. The living room is a delightful space, featuring French doors that open directly onto the private rear garden, allowing for a seamless flow between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed, complete with a WC, ensuring comfort for all residents.

Outside, the property boasts a large driveway, providing off-street parking for multiple vehicles. The private rear garden is a true highlight, featuring a bespoke summerhouse and a garden shed, perfect for outdoor gatherings or simply enjoying the tranquillity of your own space.





- No onward chain
- Competitively priced to reflect a quick sale
- Quiet cul-de-sac location
- Living/dining room with French doors to rear garden
- Mature, established private garden with bespoke summerhouse
- Suited to a variety of buyers
- Driveway allowing off road parking
- Ground floor cloaks/WC
- Three bedrooms
- Large home office with electric & power

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

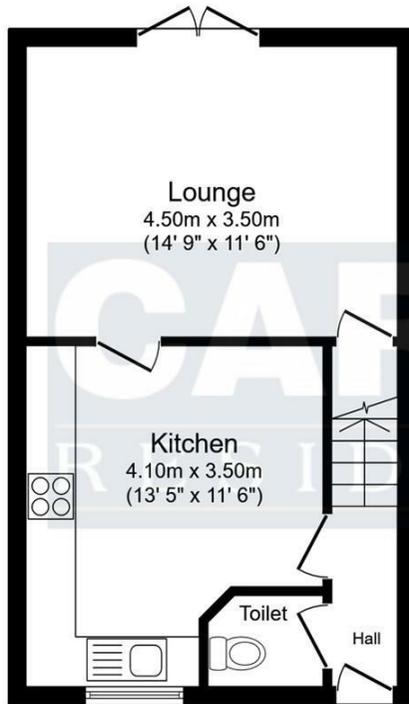
Local Authority: Darlington Borough Council (Tax Banding B)

#### **Buyers Identification Checks**

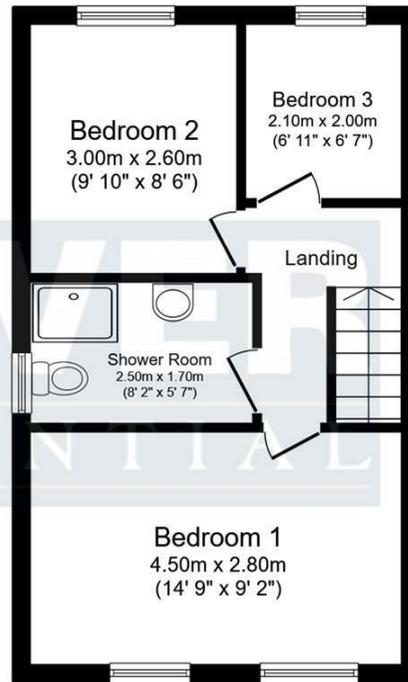
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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 a conservatory and/or garage)



**Ground Floor**  
Floor area 34.6 sq.m. (373 sq.ft.)



**First Floor**  
Floor area 34.6 sq.m. (373 sq.ft.)

Total floor area: 69.3 sq.m. (746 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor Area from EPC -  
753.00 sq ft

**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)