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RESIDENTIAL  
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Milbank Court  
Darlington, DL3 9PF  
**Price £245,000**

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

An extended, three-bedroom semi-detached home located in a cul-de-sac in the West End of Darlington.

The home has had recent upgrades to include newly fitted bathroom, re-wiring and further cosmetic improvements.

The home, which is ideally placed for local schooling and easy access to the town centre amenities also benefits from a south facing rear garden, off street parking and singles, integral garage.





- Easy access to local schooling and town centre
- South facing rear garden
- Garage
- Extended semi-detached home
- Off street parking

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

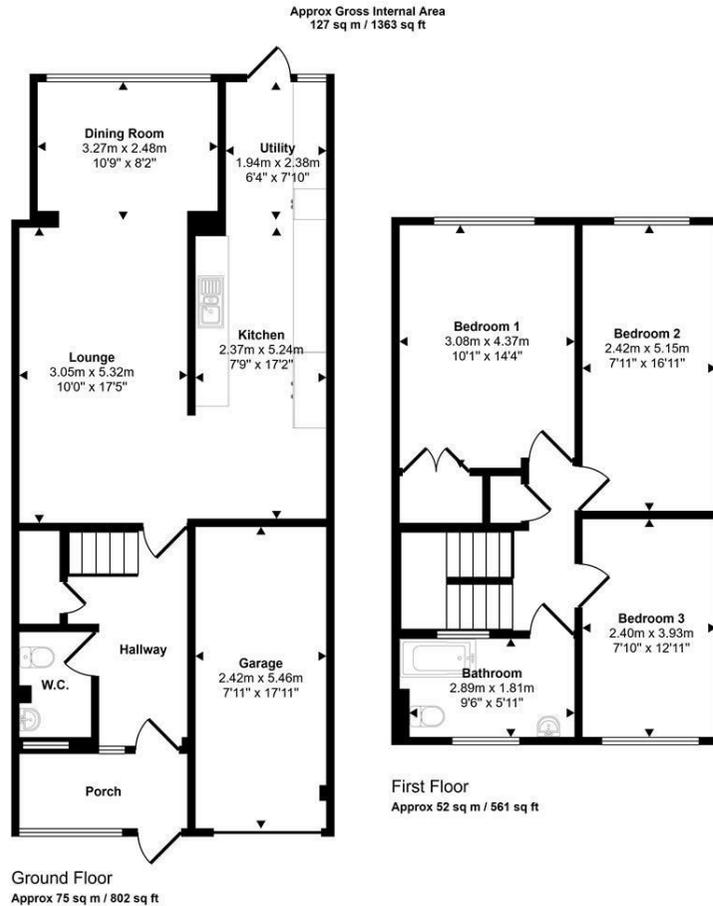
Local Authority: Darlington Borough Council (Tax Banding C)

#### **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)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(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 -  
1184.00 sq ft

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MAB 6202



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