



CARVER
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Oakdene Avenue,

Darlington, DL3 7HS

Offers in the region of £375,000

House - Townhouse
6 Bedroom/s
1 Bathroom/s

A charming townhouse that offers the perfect blend of space, style, and convenience. This delightful property boasts not just one, but two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With six generously sized bedrooms, there's plenty of room for the whole family to spread out and make themselves at home. The large, open plan kitchen/dining room to the rear of the house is a standout feature, creating a bright and airy space that is sure to be the heart of the home. Imagine cooking up delicious meals while chatting with family and friends in this beautifully renovated space - truly a dream for those who love to entertain. Located close to the picturesque Green Park, this property offers the perfect balance of urban convenience and natural beauty. Whether you fancy a leisurely stroll in the park or a quick trip to the town centre, everything you need is within easy reach. Don't miss out on the opportunity to make this spacious townhouse your own. With its prime location, modern amenities, and ample living space, this property is sure to tick all the boxes for those seeking a comfortable and stylish home in Darlington.





- THREE STORY TOWNHOUSE
- SIX BEDROOMS
- CLOSE TO GREEN PARK
- BEAUTIFULLY RENOVATED
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- TOWN CENTRE IN EASY REACH

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding *)

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

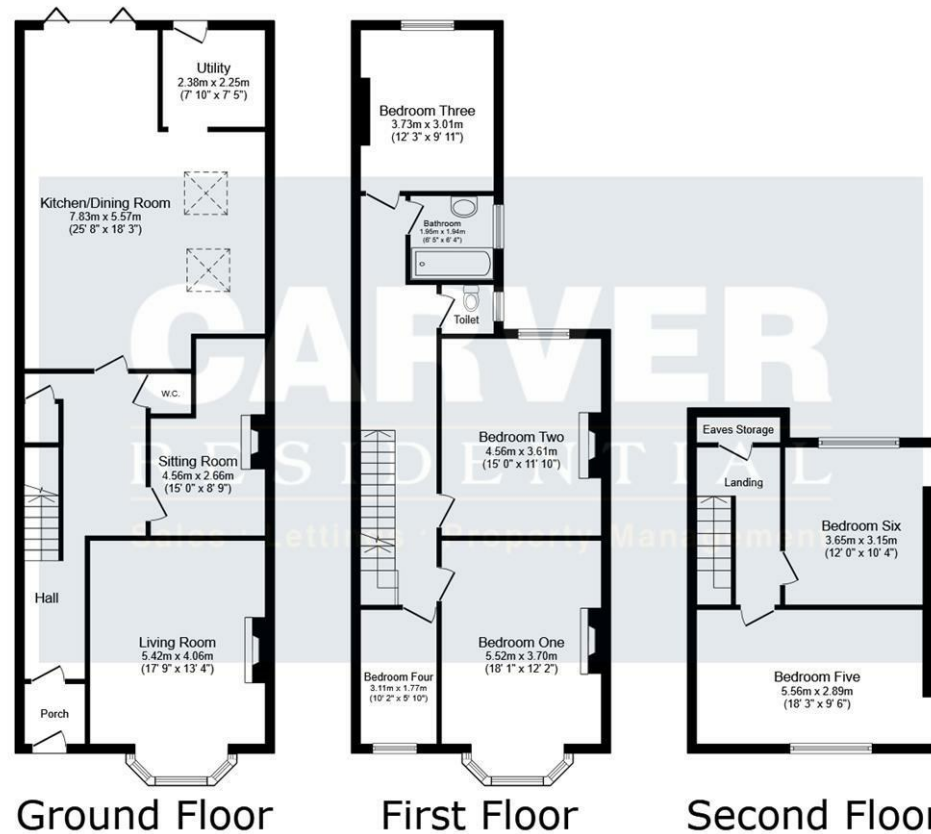
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102-151 A		
81-101 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
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

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MAB 6202



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