



CARVERS
SALES & LETTINGS

Main Road
Gainford, Darlington, DL2 3DZ
Price £240,000

House - Semi-Detached



Formally the Chapel for the village, welcome to the charming family home now known as "Garden View" on Main Road. This delightful stone-built, semi-detached house offers comfort and convenience in the heart of the stunning village of Gainford. Spanning an impressive 1,248 square feet, the property boasts a large reception room and a kitchen/diner, ideal for both relaxation and entertaining guests.

With four well-proportioned bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. The two bathrooms ensure morning routines run smoothly, catering to the needs of a busy household.

The exterior of the property oozes character and features off street parking to the front, whilst to the rear a stunning bigger than average private mature garden. The location itself is a significant draw, offering easy access to local amenities, schools, and transport links, not to mention fantastic dog walk down along the banks of the River Tees which ambles by alongside Gainford, making it an ideal choice for families and professionals alike.

This semi-detached house is not just a place to live; it's a property with a rich history and a wonderful opportunity to create lasting memories in a welcoming community. So, in summary if you are looking to settle down in the picturesque village of Gainford, this property is sure to impress.



- Formally a Chapel and full of character
- Stone built, circa 1830
- Large lounge room
- Off street parking to front
- 4 Bedroom semi-detached home
- Kitchen / diner
- Private and secure walled garden
- Centrally located in village, close to amenities

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

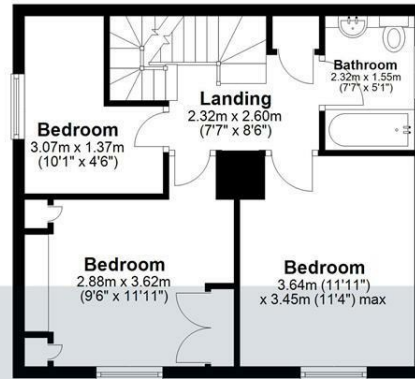
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

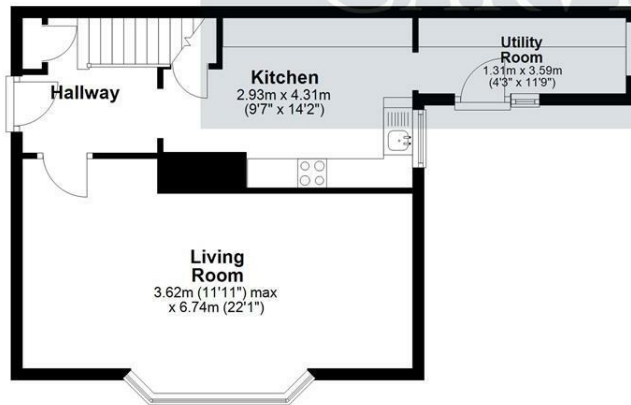
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



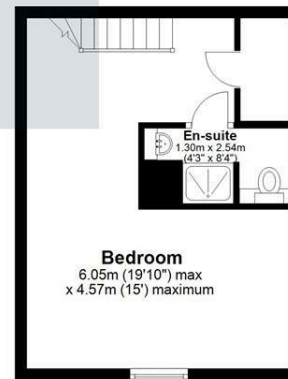
First Floor
Approx. 43.5 sq. metres (467.7 sq. feet)



Ground Floor
Approx. 46.1 sq. metres (496.2 sq. feet)



Second Floor
Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 117.2 sq. metres (1261.7 sq. feet)
5A Main Road, Gainford

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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
1248.00 sq ft

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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.

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