



country properties  
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## North Terrace

Gainford, Darlington, DL2 3EE

**Offers over £240,000**

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Located within the centre of this picturesque village, perfect for countryside walks. This deceptively spacious stone built VICTORIAN home oozes charm and character throughout and retains many period features which are apparent upon internal viewing. The property offers expansive living space and internal viewing will reveal vestibule with door opening into a large hallway with balustrade staircase leading to the first floor, there are TWO reception rooms both having feature fireplaces, the rear reception room with French doors opening onto the rear courtyard, the kitchen/breakfast room is fitted with a range of units and integrated appliances, also having handy utility room. To the first and second floors there are FIVE good sized bedrooms and large family bathroom/WC. Externally to the rear there is a most attractive west facing courtyard with access gate to pedestrian right of access, views to the rear over mature paddock, early viewing will impress the discerning buyer.







- DECEPTIVELY SPACIOUS
- TWO SPACIOUS RECEPTION ROOMS
- PICTURESQUE VILLAGE LOCATION
- LARGE BATHROOM/WC
- INTERNAL VIEWING WILL IMPRESS

- RETAINING PERIOD FEATURES THROUGHOUT
- LIGHT AND AIRY HALLWAY
- BEDROOMS OVER TWO FLOORS
- REAR COURTYARD
- CHARM & CHARACTER

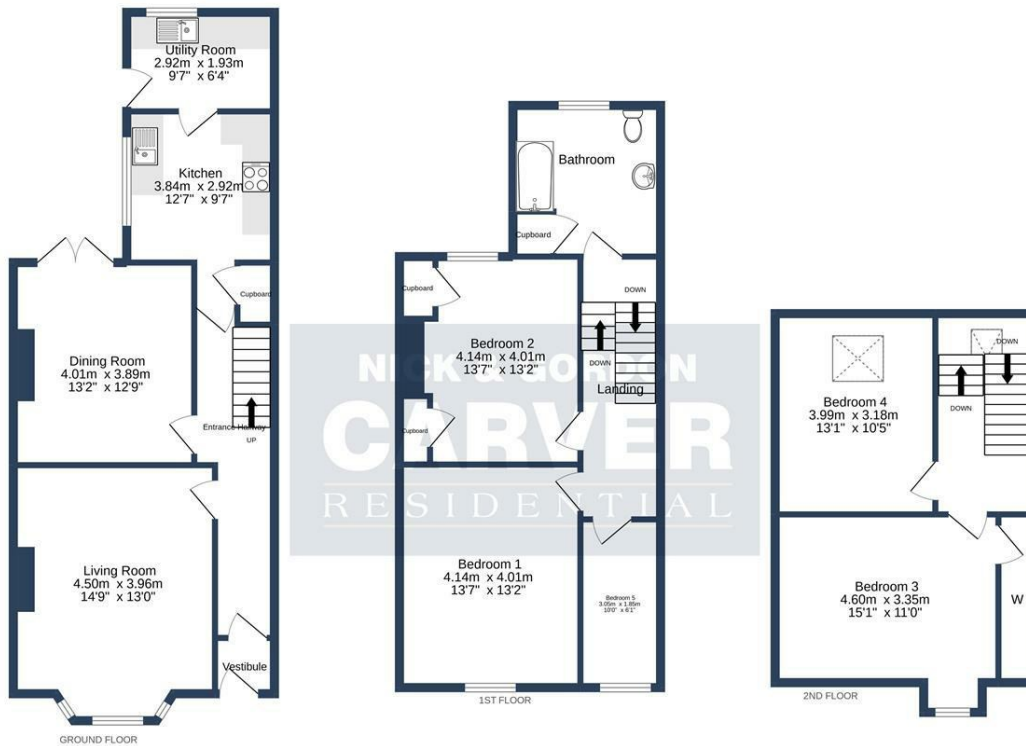
#### **GENERAL INFORMATION**

Tenure: Freehold

Services: Gas central heating, boiler serviced in 2021 mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



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TOTAL FLOOR AREA: 173.0 sq.m (1862 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(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	

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)