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Beech Rise  
Darlington, DL1 3TQ  
**Price £200,000**

House - End Terrace  
3 Bedroom/s  
2 Bathroom/s

Sit back, relax and enjoy the bird song.... Welcome to the serene setting of Beech Rise, Darlington.

This beautiful modern end of terrace Town house, juxtaposed with the picturesque "Beech Woods" measures in at an impressive 1,076 square feet, offering a superb blend of comfort and convenience in a modern living environment. The property boasts a large formal reception room overlooking the private garden and Beech wood beyond, ideal for both relaxation and entertaining guests. The well-appointed kitchen to the front provides a functional space for culinary pursuits, with an opening through to the lounge room to keep you connected with the guests. It's also incredibly handy to keep an eye on the kids!!

The sleeping quarters are arranged over the top 2 floors, with a large bedroom on the top floor complete with ensuite and two further bedrooms on the first floor along with a modern family bathroom. The master bedroom on the first floor also has 'had' an ensuite fitted, however whilst the plumbing is still in place, the room is currently set up as an office space to suit the current owners needs. An ensuite could easily be re-installed if preferred. The property also benefits from a downstairs W/C at ground level.

This end of terrace property has a driveway to the side, offering off street parking for up to 2 vehicles. To the rear we have a totally private fully fenced garden brimming with wildlife and of course that beautiful Beech Wood setting beyond as back drop





- Modern 3 story Town House
- 3 Bedrooms over 2 floors
- Top floor bedroom with ensuite
- Large lounge over looking private rear garden
- On the edge of Beech wood, fantastic location
- Master bedroom has ensuite plumbing fitted but currently set up as home office
- Handy W/C on ground floor
- Off street parking

#### **Buyers Identification Checks**

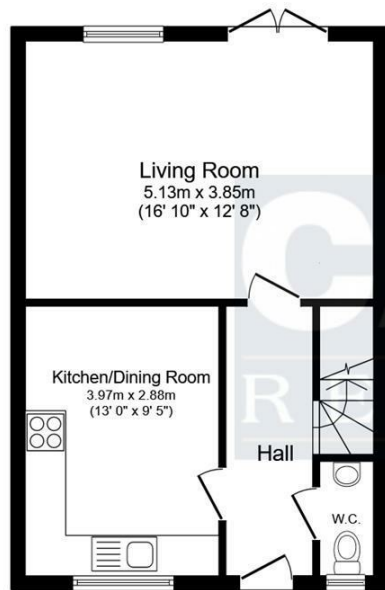
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

#### **GENERAL INFORMATION**

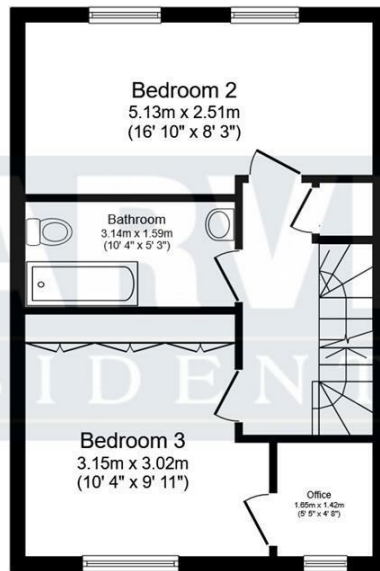
Tenure: Freehold  
 Services: gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding C)

#### **Property Size**

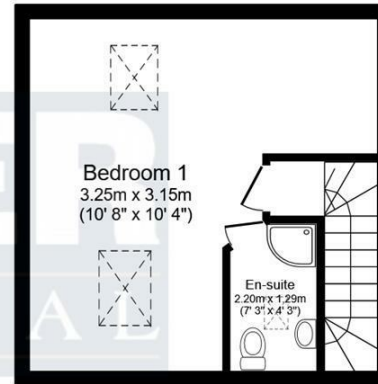
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	76	
(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	

Floor Area from EPC - 1076.00 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

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MAB 6202



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