



CARVERS

SALES & LETTINGS

Atholl Close

Darlington, DL1 3PG

Price £121,500

House - Terraced



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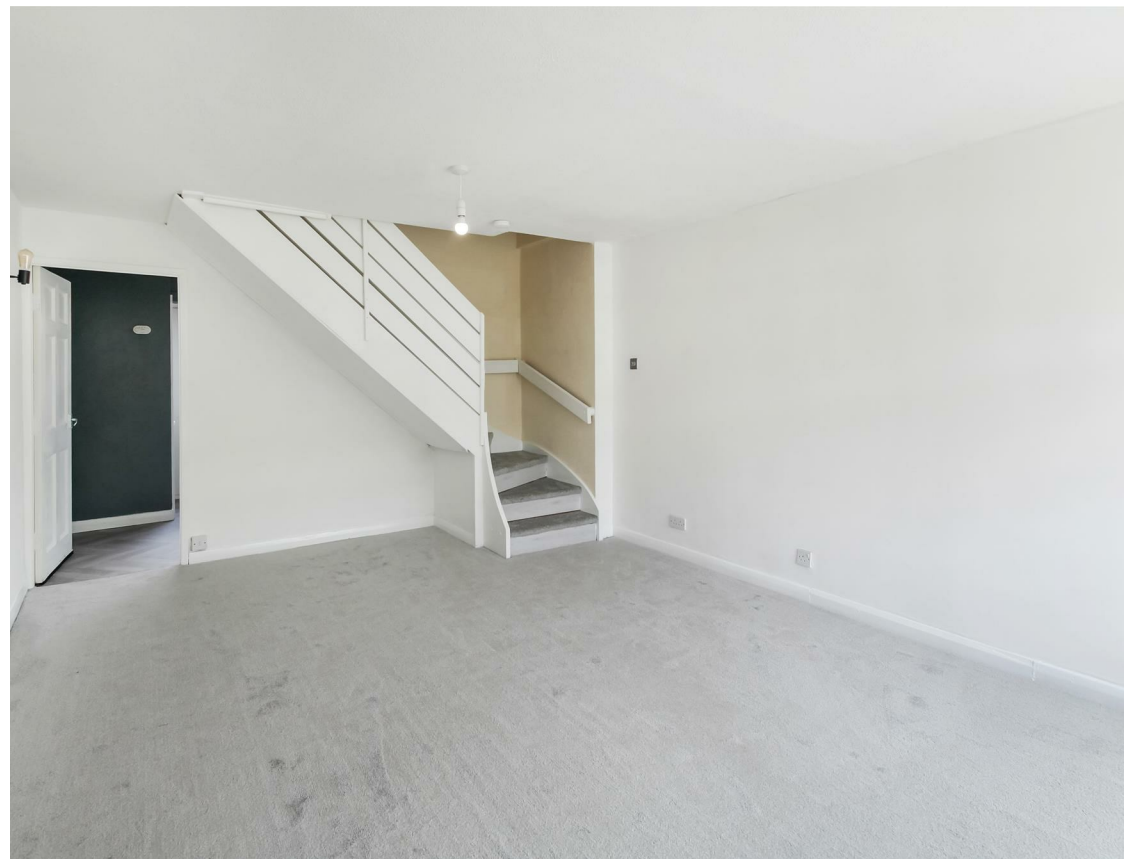
Situated within a pleasant residential development, this modern two-bedroom mid-terraced property with NO ONWARD CHAIN offers an excellent opportunity for first-time buyers or the discerning property investor.

The accommodation features an entrance lobby, a good-sized lounge providing a comfortable and inviting living space, ideal for both relaxing and entertaining. The kitchen is functional and well laid out, complementing the practical nature of the home.

To the first floor, there are two well-proportioned bedrooms along with a family bathroom, making the property perfectly suited to a variety of purchasers.

Externally, the property has a good size lawned garden to the rear and a smaller lawned garden to the front there is a garage located within an adjacent block, offering valuable additional storage or secure parking.

Conveniently located for local amenities, schools and transport links, this is a fantastic opportunity to acquire a home with broad appeal.



- Modern mid terraced house conveniently located
- Two bedrooms and a bathroom upstairs
- Good size lawned rear garden
- No onward chain
- Good size lounge and kitchen downstairs
- Ideal for first time buyers or the property investor
- Garage situated in an adjacent block

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

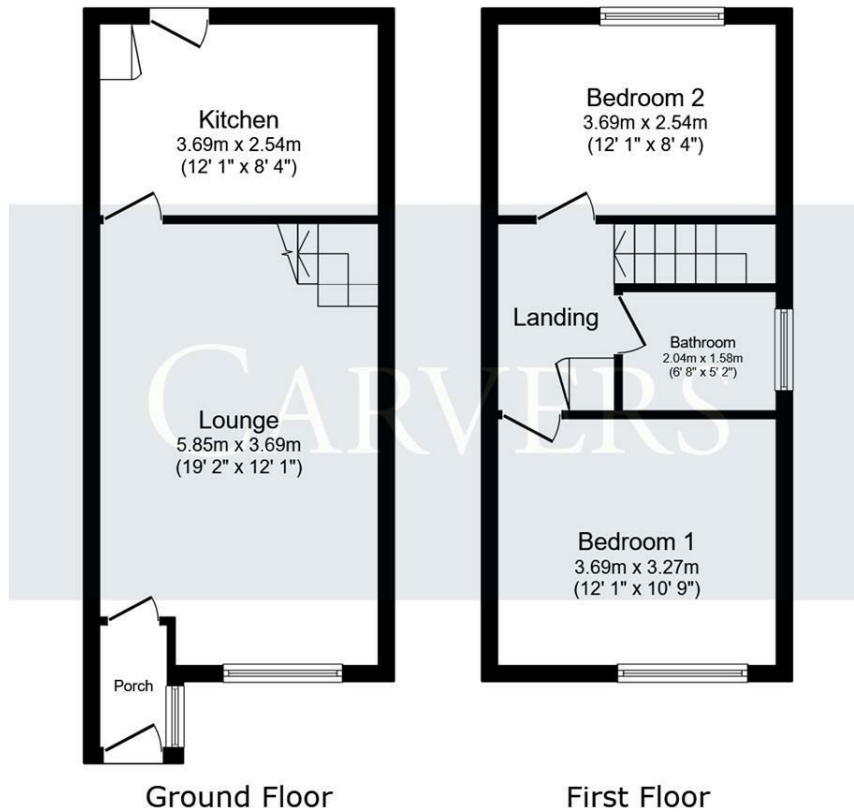
Buyers Identification Checks

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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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
699.00 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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