


CARVERS

SALES & LETTINGS

# Granville Place

Darlington, DL3 0QH

Price £180,000

House - Semi-Detached

3

1

2

Situated within a popular residential location, just a short distance from Darlington town centre, this attractive three-bedroom semi-detached home enjoys a peaceful cul-de-sac position and offers well-proportioned accommodation ideal for modern living.

A welcoming wide entrance hallway creates an inviting first impression and leads through to a generous lounge, providing a comfortable space to relax and unwind. To the rear, the kitchen diner offers a sociable heart to the home, with French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, including the main bedroom which benefits from fitted storage and its own en-suite shower room. A family bathroom completes the upstairs accommodation. There is also a useful loft space that can be accessed by the ladder creating additional storage.

Externally, the property benefits from off-street parking to the front, while convenient side access leads through to the garden.









- Ideal for first-time buyers or investors
- Off street parking for two
- Cul-de-sac location
- Enclosed rear garden
- Main bedroom with en-suite
- Modern home



## 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 Carvers 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.

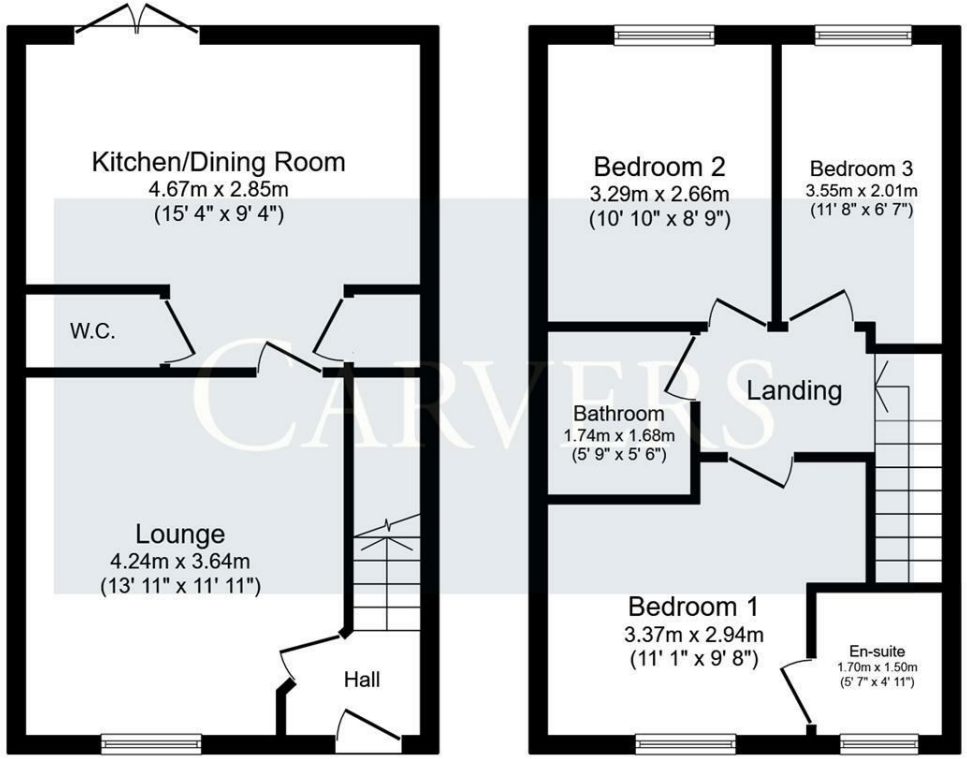
### Property Size

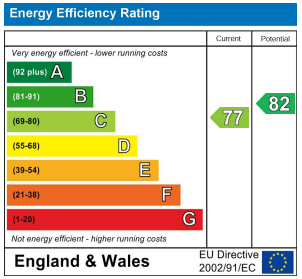
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)










Property size taken from EPC
850.00 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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