



CARVERS

SALES & LETTINGS

Stoopersdale Avenue

Darlington, DL3 0UF

Price £140,000

House - Semi-Detached



3



2



1

Welcome to the charming neighbourhood of Stooperdale Avenue, Darlington, this delightful semi-detached house offers a blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house is in need of some TLC and updating but once completed would no doubt be an amazing family property in a great area of town.

The property boasts off street parking, additionally there is a single garage to the rear of the property.

Stooperdale Avenue is a lovely location, offering a friendly community atmosphere while being close to local amenities, schools, and parks. This home presents an excellent opportunity for anyone looking to settle in a welcoming environment. With its spacious layout and practical features, this semi-detached house is not to be missed. Come and discover the potential of your new home in Darlington.



- Fantastic property with potential to renovate
- 2 living spaces
- Single garage
- Close to local Cockerton and Faverdale supermarkets
- 3 bedrooms
- Private rear garden
- Off street parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

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.

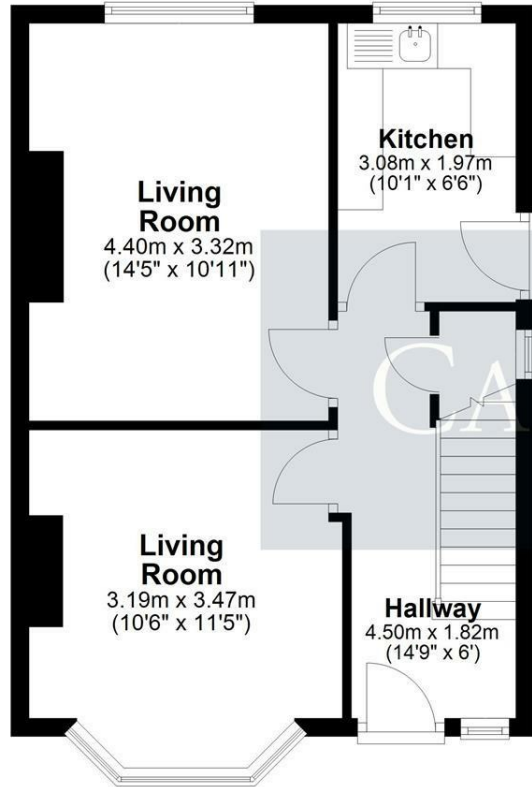
Property Size

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)



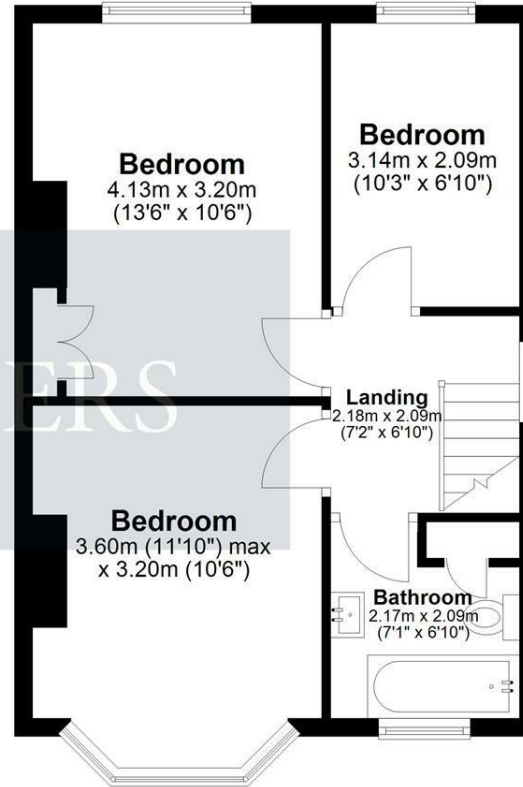
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 84.0 sq. metres (904.5 sq. feet)

74 Stoopeedale Avenue, Darlington

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

Property size taken from EPC 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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