



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Thornfield Road
Darlington, DL3 9TQ
Price £235,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

Nestled on Thornfield Road within this cul-de-sac in the desirable West End of Darlington, this charming semi-detached house, built in 1950, presents a unique opportunity for those seeking a home with character and convenience. Offered for sale with no onward chain, this property is ideally situated within walking distance of the vibrant town centre, making it perfect for those who appreciate both tranquillity and accessibility.

Upon entering, you will discover a deceptively spacious living area that boasts an open-plan arrangement, seamlessly connecting to a bespoke kitchen and living room. This layout is perfect for entertaining or simply enjoying family time. The ground floor also features a handy utility room, adding to the practicality of the space.

Whilst to the upstairs, you will find a large attic room that offers useful storage, there are two generously sized double bedrooms, each equipped with bespoke storage solutions to maximise space. The bathroom is thoughtfully designed, featuring a walk-in shower for ease and comfort.

Externally, the property benefits from a driveway and a garage/workshop, providing ample space.





- WEST END LOCATION
- PRIVATE CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- DRIVE & GARAGE
- SUITED TO A VARIETY OF BUYERS
- UNIQUE PROPERTY
- WALKING DISTANCE HIGHLY REGARDED SCHOOLS
- FIRST FLOOR BATHROOM/WC
- NO ONWARD CHAIN
- LARGE ATTIC ROOM

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing, also having the benefit of under floor heating to the ground floor and the bathroom/WC

Local Authority: Darlington Borough Council (Tax Banding C)

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.

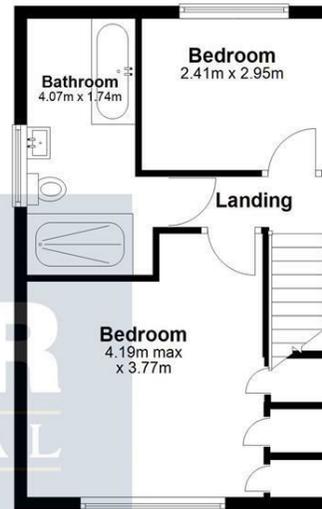
Property Size

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 a conservatory and/or garage)

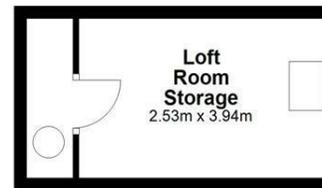
Ground Floor
Approx. 53.1 sq. metres



First Floor
Approx. 36.2 sq. metres



Second Floor
Approx. 12.1 sq. metres



Total area: approx. 101.4 sq. metres
24 Thornfield Road, Darlington

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

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk