



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Ainsley Grove
High Grange, Darlington, DL3 0GD

Offers in the region of £145,000

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

Located in the highly sought-after area of Ainsley Grove, High Grange, this modern semi-detached house presents an excellent opportunity for a variety of buyers. The property boasts a welcoming hallway that features a practical storage cupboard, a spacious living room that is perfect for relaxation and entertaining.

The fitted kitchen/diner is equipped with essential cooking appliances, Upstairs, you will find two generously sized bedrooms that offer ample space for comfort and personalisation, alongside a contemporary bathroom complete with WC facilities.

Outside, the property is complemented by a large driveway, providing convenient off-street parking, and mature, established gardens that enhance the overall appeal of the home. With vacant possession available, this delightful residence is ready for you to move in and make it your own, located within a small cul-de-sac whether you are a first-time buyer, a small family, or looking to downsize, this modern property in a desirable location is not to be missed.





- Small cul-de-sac location
- Suited to a wide variety of buyers
- Ready to move into
- Driveway allowing off road parking
- Popular High Grange development
- No onward chain
- Easy access to the A1M
- Mature, established gardens front and rear

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:

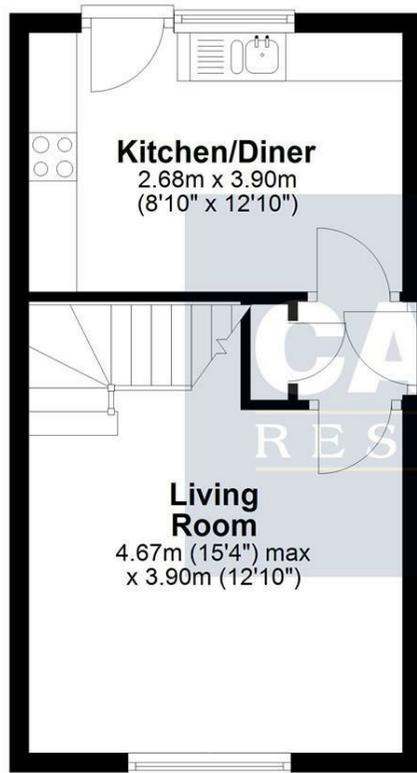
Tenure: Freehold

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

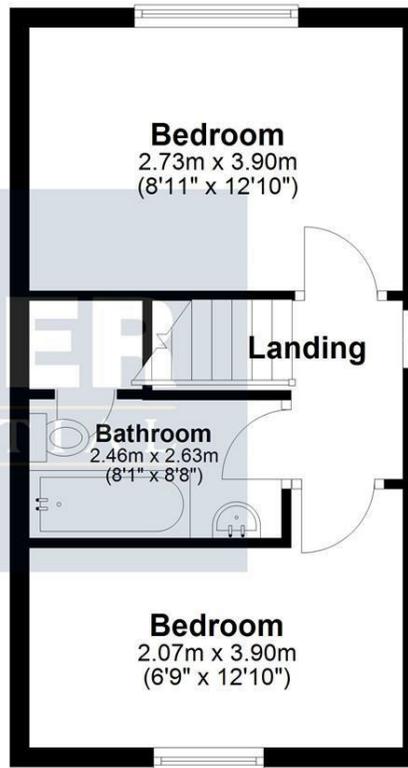
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Ground Floor
Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 58.2 sq. metres (626.0 sq. feet)
18 Ainsley Grove, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		71
(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 - sq ft

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