

CARVERS

SALES & LETTINGS

Hall View Grove

Darlington, DL3 9DN

Offers in the region of £280,000

House - Detached

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Welcome to this charming extended detached house located on Hall View Grove in the desirable West End of Darlington. This property is ideally situated just a few minutes' walk from well-regarded schools, making it perfect for families.

As you enter, you are greeted by a large and welcoming hall that sets the tone for the rest of the home. The spacious living room features a delightful log burner, creating a warm and inviting atmosphere for relaxation. Adjacent to the living room, you will find a separate dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with integrated appliances, providing both functionality and style.

This home boasts three good-sized bedrooms, ensuring ample space for family members or guests. Additionally, there is a versatile bedroom or home office located on the ground floor, offering flexibility to suit your needs. The first floor also features a family bathroom, complete with a WC, catering to the needs of the household.

Outside, the property benefits from an extensive block-paved driveway, providing convenient off-street parking. The mature rear garden is a delightful space, perfect for children to play or for hosting summer gatherings with friends and family.

In summary, this detached house on Hall View Grove offers a wonderful blend of space, comfort, and convenience in a sought-after location. It is an ideal family home that is sure to impress.









- Extended detached property
- Walking distance to well regarded schools as well as Cockerton village
- Two reception rooms
- Mature established gardens
- Internal viewing will impress
- Popular West End location
- Deceptively spacious
- Fitted kitchen
- Extensive block-paved driveway
- Benefits from 3 ground floor reception rooms



GENERAL INFORMATION:

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

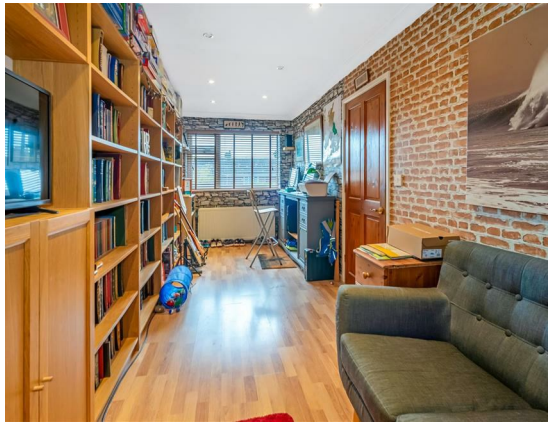
Buyers Identification Checks

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.

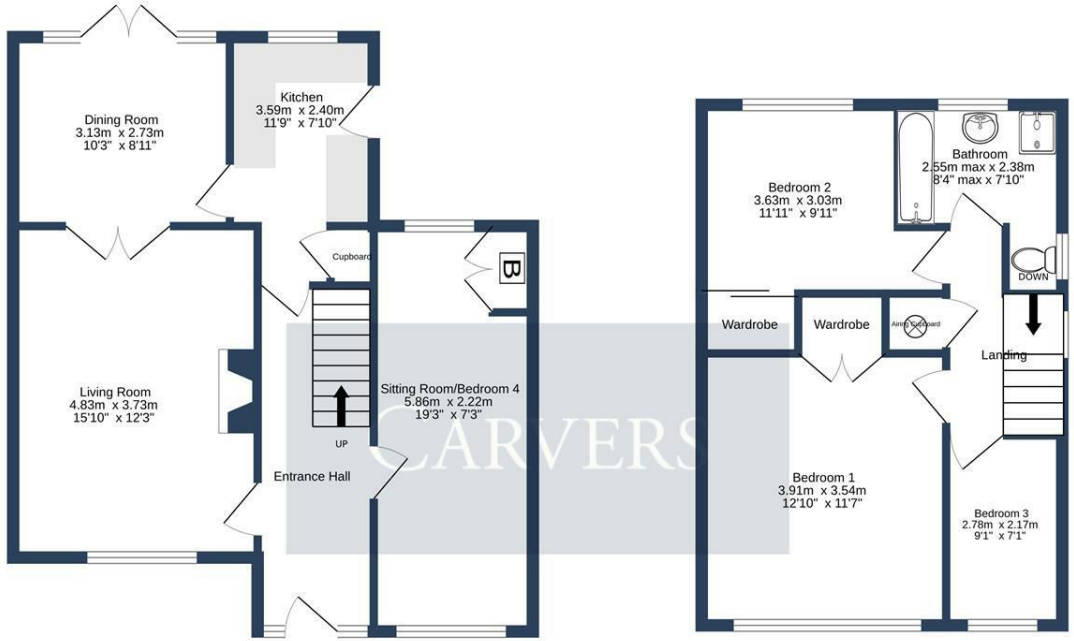
Property Size

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)



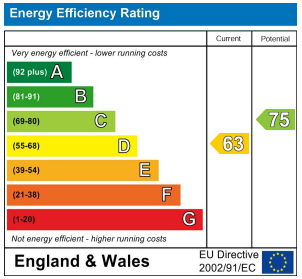






HALL VIEW GROVE, DARLINGTON. DL3 9DN.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property size taken from EPC sq ft



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