



We welcome to the market this beautifully presented 2 bedroomed semi-detached bungalow in the popular Whinfield area of Darlington, close to local amenities, bus routes and within walking distance to local schools. Offered for sale with NO ONWARD CHAIN, finished to a high standard with well-maintained front & rear gardens, double driveway and garden room to the side with front and rear access.

Upon entering the property through the entrance hallway, you are invited into the open plan lounge, dining area with fireplace an open archway leads you into the modern galley style kitchen with integrated appliances, double oven and induction hob, the rear door opens out onto a covered patio area perfect for entertaining, the garden room is accessible from the garden with electric points and has access to the front of the property. This room could be utilized for a variety of uses. There are two double bedrooms master having built in wardrobes, and refitted shower room/WC.





- NO ONWARD CHAIN
- IMPRESSIVE HOME
- WELL PLACED FOR SHOPS,BUS ROUTES ETC
- MATURE ESTABLISHED GARDENS
- EARLY VIEWING WILL IMPRESS.
- CUL-DE-SAC LOCATION
- POPULAR LOCATION
- READY TO MOVE INTO
- SUITED TO A VARIETY OF BUYERS

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

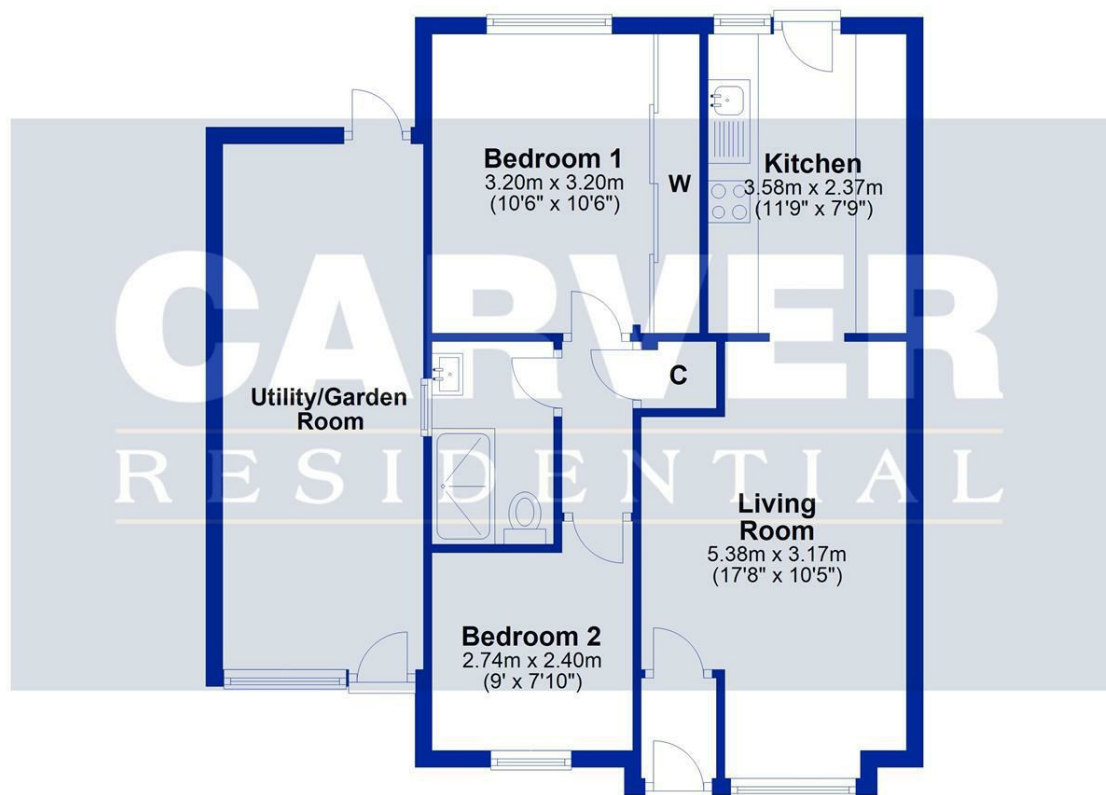
Local Authority: Darlington Borough Council (Tax Banding B)

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.

Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(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

www.carvergroup.co.uk