





Welcome to Duxford Grove, Faverdale, Darlington, a beautiful semi-detached house presenting an excellent opportunity for a new family looking for a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, leading through to kitchen / dining, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The bathroom located on the first floor caters to the needs of the household with ease.

A standout feature of this property is the ample parking space available for two vehicles located at the end of a cul-de-sac with further parking to the side of the property should you wish to put a gate in through to the rear garden. This added convenience allows for easy access and peace of mind for residents and visitors alike.

The surrounding area of Faverdale is known for its friendly community atmosphere and accessibility to local amenities, making it a desirable location for those who appreciate both tranquility and convenience. With good transport links, local supermarkets and schools included in the nearby facilities, this home is perfectly positioned for modern living.

In summary, this semi-detached house in Duxford Grove offers comfort, practicality, and location. It is an excellent choice for anyone looking to settle in a welcoming neighbourhood in Darlington. Do not miss the chance to make this charming property your new home.







- Two bedroom semi-detached property
- Two spacious bedrooms
- Kitchen / dining to rear
- Off street parking to front and side which could be extended
- Quiet, end of cul-de-sac location, no through traffic
- Comfortable family lounge with entrance vestibule to the front
- Good size plot with garden to rear and side of the property
- Fantastic local amenities with supermarkets, and great transport links

#### 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.

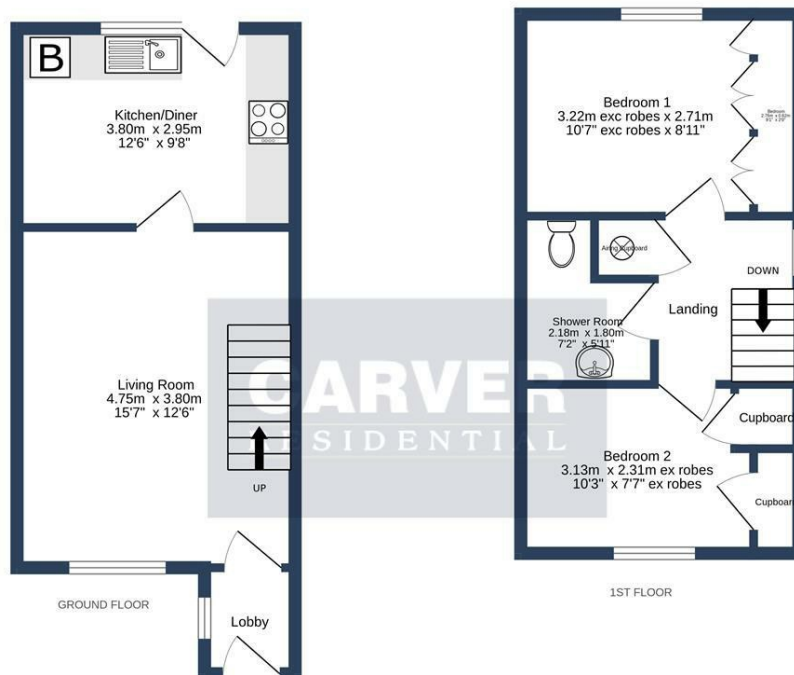
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington (Tax Banding B)



DUXFORD GROVE, DARLINGTON, DL3 0GH.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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