



### Superb family home in Swaledale Avenue!

Swaledale Avenue, a popular location in the West End of Darlington. This beautiful 1930's period property offers old world features but with the modern convenience and comforts we yearn for today. The home boasts a generous living space of 1,238 square feet, making it an ideal choice for families or those seeking extra room to breathe.

Entering the property, you have the formal reception room to the front, perfect for enjoying quiet evenings with family. However it's at the rear of the property where the wow factor kicks in, check out that beautiful feature cooking stove! Just imagine having friends and family around, an instant conversation starter! The layout is both practical and welcoming, allowing for a seamless flow between spaces whether you choose to have formal dining in the open plan kitchen area or a 2nd family room, the choice is yours?

On the first floor we have 3 well-proportioned bedrooms and a family bathroom providing ample accommodation for a growing family or guests.

Outside, there is off street parking available, adding to the convenience of this lovely home.

Whilst to the rear of the home, accessed via the bifold doors from the kitchen straight out onto the patio area and lawn beyond with a large summerhouse or games room at the rear of the garden

Swaledale Avenue is in a highly desirable location, offering easy access to local amenities, schools, shops, parks, and an excellent Public house offering fantastic meals and Sunday lunches. All in all, making it an excellent choice for those who appreciate living in a thriving community.

This property presents a wonderful opportunity to create lasting memories in a home that combines character with modern living. Call us today to take a look through this fantastic property, this home is sure to impress.





- Popular west end location!
- Formal lounge to the front
- Stunning kitchen stove!! A real conversation piece.
- Off street parking
- Summerhouse / games room
- 3 Bed Semi-detached Period property
- LARGE Open plan kitchen and living to the rear
- Modern kitchen with modern appliances
- Generous garden leading from kitchen through bi-fold doors

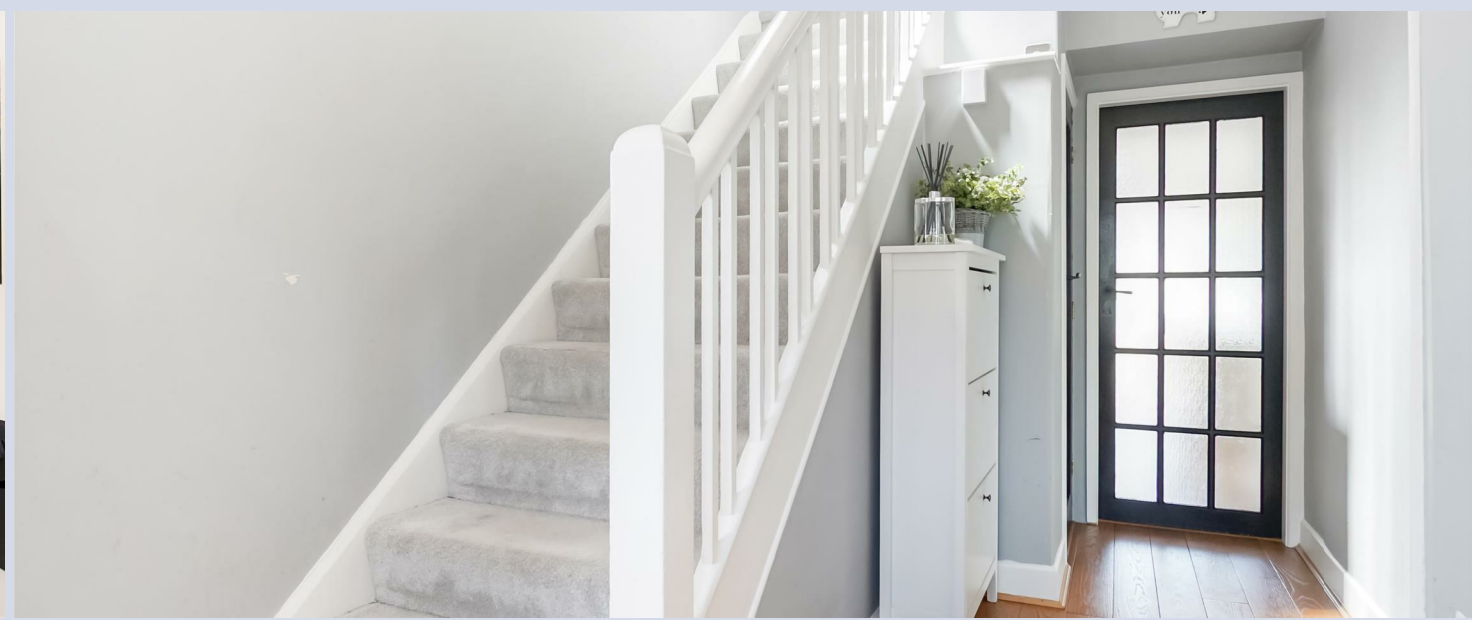
#### GENERAL INFORMATION:

Tenure: Freehold

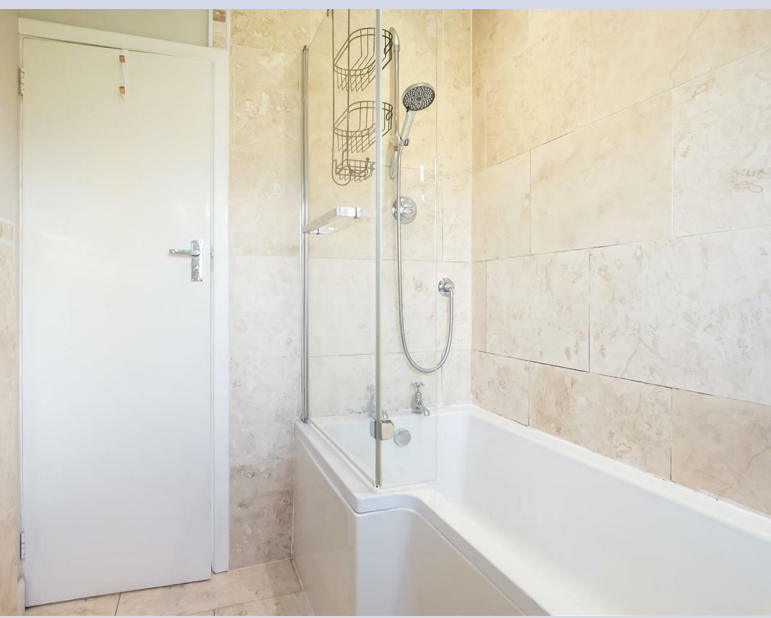
Services: Gas central heating, mains electric, water and drainage.

Double glazing

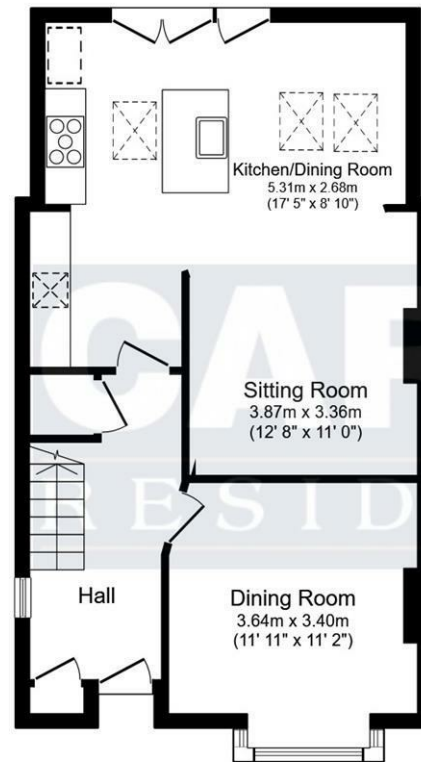
Local Authority: Darlington Borough Council (Tax Banding C)



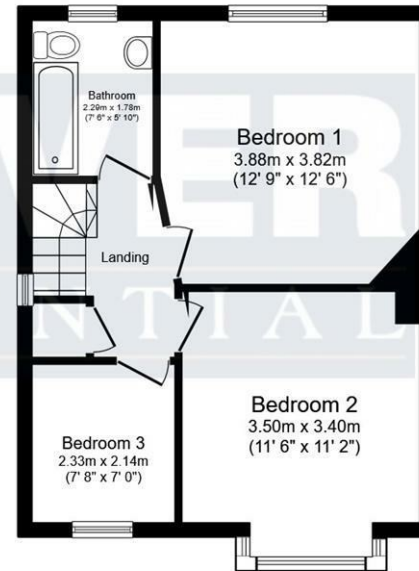








**Ground Floor**  
Floor area 57.1 sq.m. (615 sq.ft.)



**First Floor**  
Floor area 42.9 sq.m. (462 sq.ft.)

Total floor area: 100.0 sq.m. (1,077 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| A (91-100)                                  |         | 80                      |
| B (81-90)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   |         | 60                      |
| E (49-54)                                   |         |                         |
| F (39-48)                                   |         |                         |
| G (31-38)                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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MAB 6202



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**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](http://www.carvergroup.co.uk)**