



**CARVER**  
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Polam Road  
Darlington, DL1 5NW  
**Price £240,000**

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

Are you looking for a property you can capitalise on, in a cracking location??

Well look no further, welcome to Polam Road, Darlington. This is a fantastic semi-detached property but in need of a new owner ready to roll up their sleeves and bring the property up to date....

The property is perfectly liveable and the upgrades would be mainly cosmetic. It has been lived in, owned and loved for years but is ready and raring for someone to capitalise on it and add value by adding their own person touches. Spanning an impressive 1,140 square feet, the property boasts three spacious reception rooms, a formal lounge, separate dining and a garden room to the rear providing ample space for both relaxation and entertaining. The kitchen flows seamlessly from the dining area, making it an ideal setting for family gatherings or hosting friends.

The residence features three generously sized bedrooms, with a family bathroom on the first floor. There is a handy W/C on the ground floor for added convenience.

Outside, the property benefits from off street parking and also there is a single garage with internal access to the property. To the rear, a totally private tree lined garden.

This semi-detached house on Polam Road is an awesome location, a quiet cul-de-sac, minutes from the town centre with shops, restaurants etc, but it is also in a fantastic school catchment area and as the name suggest, next door to the fantastic Polam road school.

So, in conclusion, whether you are a first-time buyer or looking to settle into a family home, this residence presents an excellent opportunity to capitalise in a highly desirable location. Do not miss the chance to view this charming home and envision your future here.





- Superb cul-de-sac location, literally town centre
- 3 Reception rooms, Lounge, Dining and Garden room
- Private garden to rear and front and side gardens
- A property to capitalise on, add your own touch and modernise
- 3 Bedroom semi detached property
- Off street parking
- Single garage

#### **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

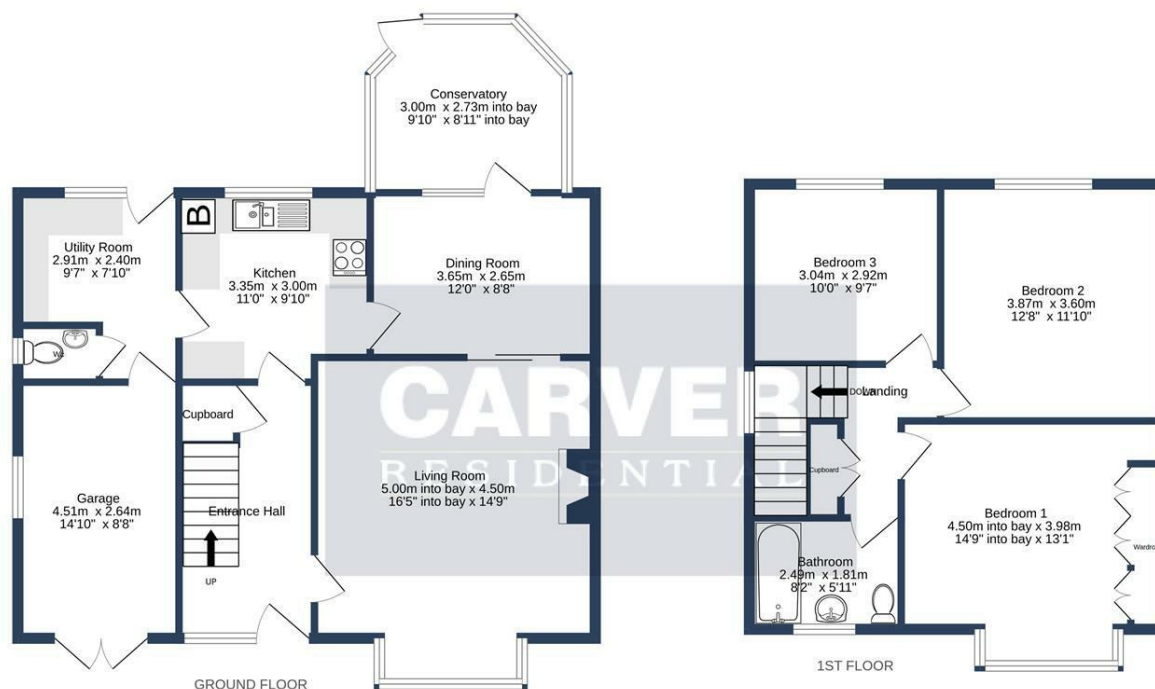
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

#### **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. conservatory, garage)



POLAM ROAD, DARLINGTON. DL1 5NW.

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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	Current	Potential
	66	73

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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