



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

34, Willow Road,  
Darlington, DL3 6QA  
**Price £200,000**

House - Terraced  
3 Bedroom/s  
2 Bathroom/s

Overlooking the beautiful trees to the front and fantastic dog walking through "The Denes" and Cocker beck we have a stunning 3 bed terraced property with a difference!!

Located on Willow Road, Darlington, this terraced house presents an excellent opportunity for families and professionals alike. With its inviting façade and very well maintained interior, opened up to suit modern living trends of today, the property delivers a warm and welcoming atmosphere from the moment you arrive.

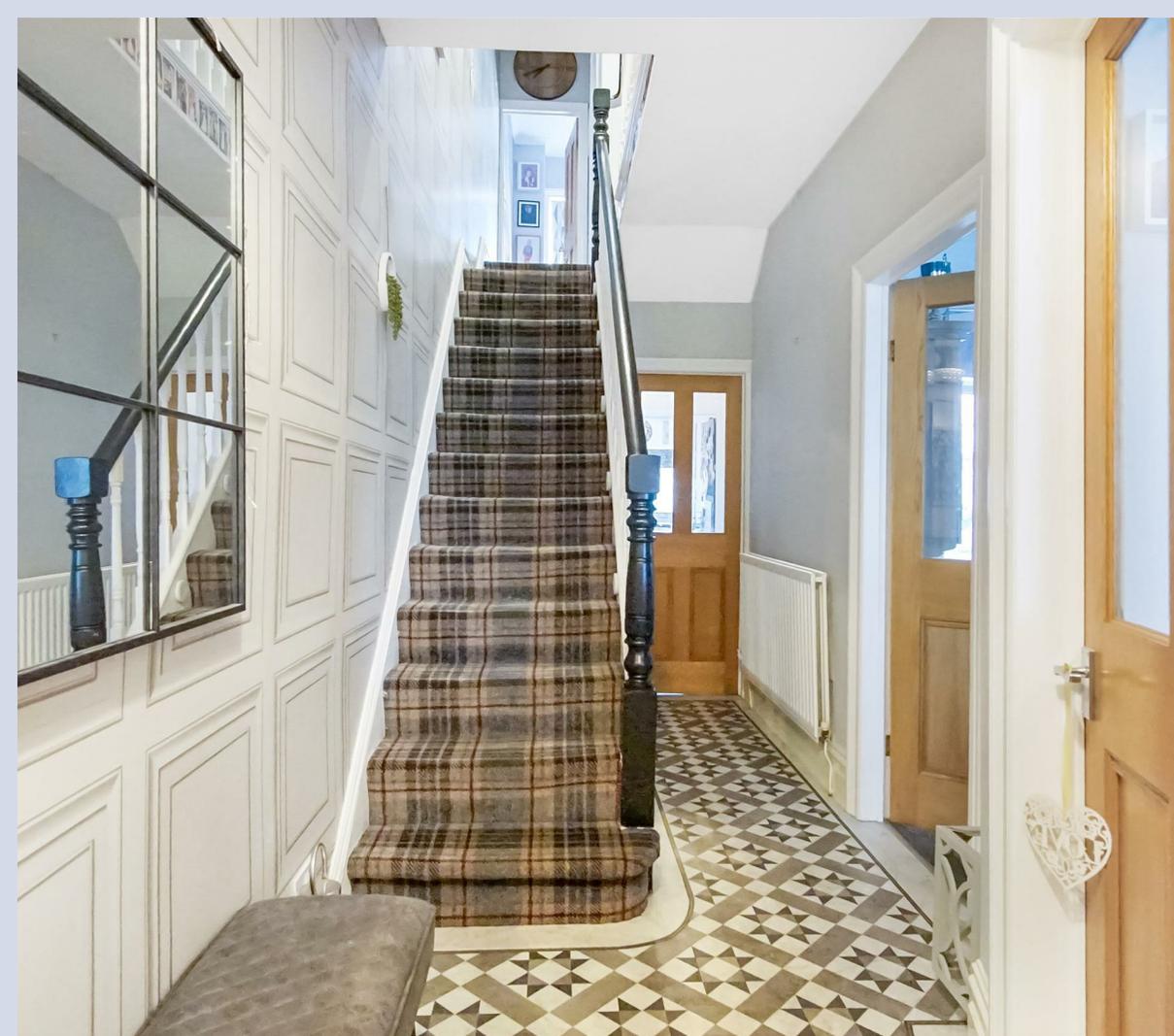
Inside, you will find two spacious reception rooms, with open plan living, perfect for entertaining guests or enjoying quiet evenings with family. This space can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods through the windows enhances the inviting ambiance, complemented by a wood burning stove, making these rooms a true highlight of the home. The Kitchen is larger than normal and well appointed, big enough to be a kitchen / diner should you want to create it.

The property features three well-proportioned bedrooms, ample space for all the family. The master bedroom has been fitted with an ensuite, a rare find in these homes, so having two bathrooms add to the convenience, ensuring that busy mornings run smoothly for everyone.

Located in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an ideal choice for families. The vibrant town of Darlington offers a range of shops, restaurants, and recreational facilities, ensuring that you have everything you need right at your doorstep.

In summary, this terraced house on Willow Road is a wonderful modern, practicality home, making it a perfect choice for all. With its generous living spaces, ample bedrooms, and convenient location, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this your new home.





- 3 Bed terraced Home
- Large kitchen
- Wood burning stove in lounge
- Modern family bathroom
- Modern layout, open plan living
- Very well presented
- Master bedroom complete with bonus ensuite
- Courtyard to rear

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

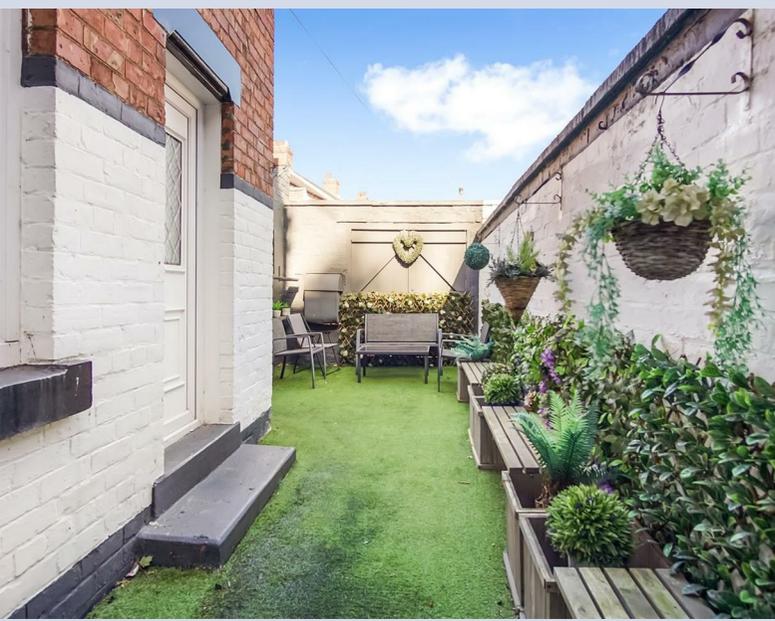
Local Authority: Darlington Borough Council (Tax Banding B)

**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.

**Property Size**

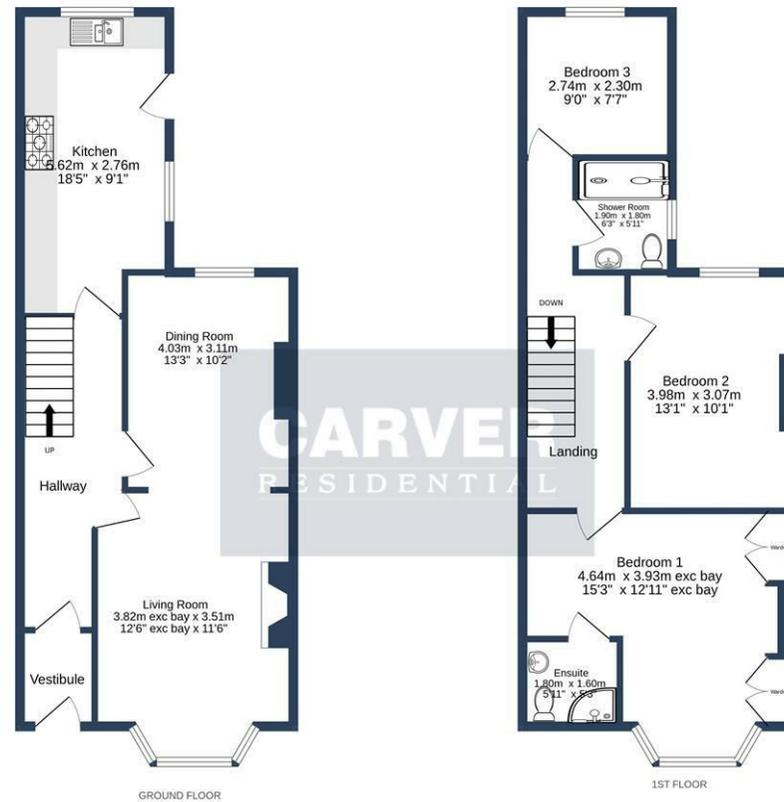
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











WILLOW ROAD, DARLINGTON. DL3 6QA.

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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		68	80
		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](http://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

naea  
propertymark

PROTECTED



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)