



Offered CHAIN FREE is this detached period home in Darlington. With bags of vintage character and huge potential this could, with some modernisation, be crafted into a wonderful family home. Prominently located on Stockton Road this unique double-fronted property is well known locally and is sure to attract interest. Internal accommodation consists of a cosy hallway, two reception rooms with period features, kitchen breakfast room and ground floor WC. The first floor holds three good-sized bedrooms and a separate WC and bathroom. Externally the property offers a paved courtyard garden and a large garage accessed by a gated roadway next to the property. In need of some remedial work the property is an ideal opportunity to create a fantastic home in a prominent location close to commuter networks and not far from Darlington town centre. EPC rating F, Darlington Borough Council tax band D.





- CHAIN FREE
- Period Detached Home
- Kitchen Breakfast Room
- Large Garage
- In Need of Modernisation
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden

General Information

Tenure: Freehold

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

Double glazing

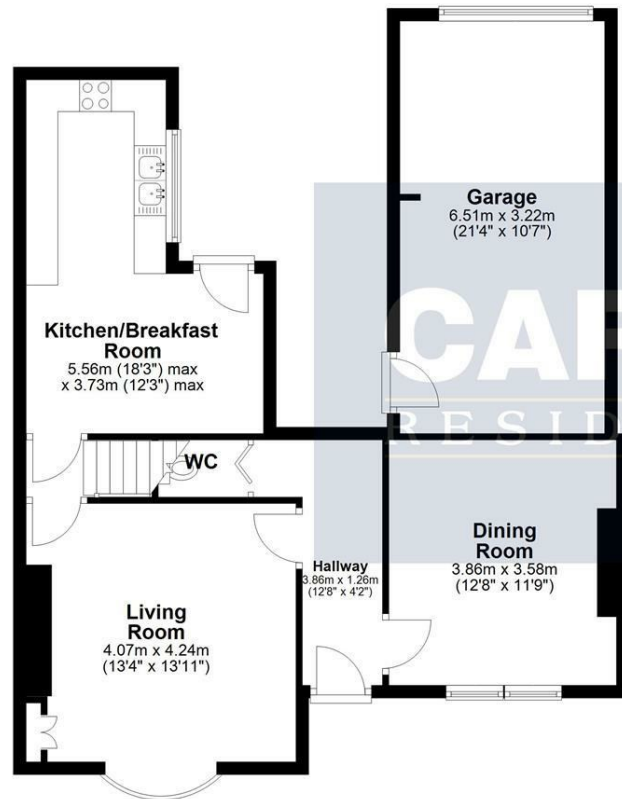
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

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Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)
45 Stockton Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
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