



CARVERS
SALES & LETTINGS

Elton Road
Darlington, DL3 8NA
Price £300,000

House - Semi-Detached



Check out this 3 bedroom semi-detached property on Darlington's much sought after Elton Road!

Situated on corner plot with a private wrap around garden on the charming Elton Road in Darlington, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With a generous living space of 1227 square feet, the property boasts three well-proportioned reception rooms, formal lounge, formal dining and a sun room to the rear providing ample room for relaxation, entertaining, or even a home office.

The residence features three comfortable bedrooms, perfect for accommodating family members or guests. The bathroom located on the first floor with a further W/C on the ground floor ensuring ease of access for all. The layout of the home is both practical and inviting, making it a wonderful place to create lasting memories. Additionally, the loft is boarded and carpeted and benefits from a deluxe window, providing a versatile space ideal for storage.

One of the standout features of this property is the corner plot with parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for those with multiple cars.

Elton Road is situated in a friendly popular neighbourhood, offering a sense of community while still being close to local amenities, popular school catchment area and parks. This location is ideal for those who appreciate a balance of tranquility and accessibility.

In summary, this semi-detached house on Elton Road is a fantastic opportunity for anyone looking to settle in Darlington. With its spacious reception areas, comfortable bedrooms, and convenient parking, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.



- Corner plot with wrap around private garden
- Formal living, formal dining, sun room
- Single garage plus off street parking
- Close to amenities and transport links
- 3 reception areas, 3 spacious bedrooms
- Family bathroom and downstairs W/C
- Popular Elton Road, fantastic school catchment area

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing (kitchen, bathroom, front and back door and sun lounge)

Local Authority: Darlington Borough Council (Tax Banding D)

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.

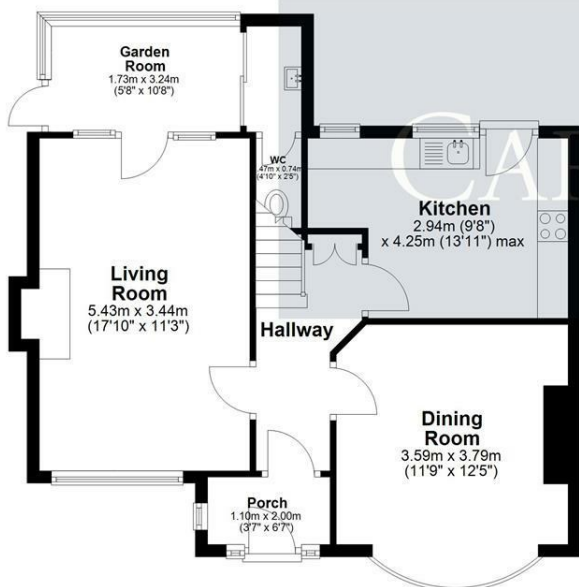
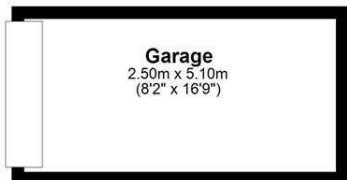
Property Size

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)



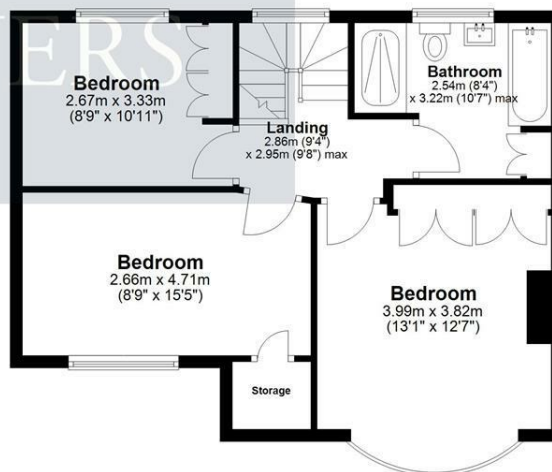
Ground Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



First Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)
95 Elton 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	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Your home may be repossessed if you do not keep up repayments on your mortgage.
 There may 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.

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.