



CARVERS
SALES & LETTINGS

Rochester Way
Darlington, DL1 2UX
Offers in the region of £155,000

House - Semi-Detached



A very well presented and improved modern semi-detached house, offering well-proportioned two-bedroom accommodation and situated on this popular modern development. An ideal starter home, the property has been maintained and improved by the present owners and provides comfortable accommodation with attractive gardens and good off-street parking.

The accommodation comprises an entrance porch leading into a good-sized lounge, together with a separate kitchen which has been refitted with an attractive range of floor and wall units incorporating integrated appliances.

To the first floor are two bedrooms and a bathroom which has been refitted with a modern white suite and shower.

Outside, the property has lawned gardens to both the front and rear, with the rear garden also having a pleasant patio area providing a useful space for sitting out and entertaining. A good-sized driveway to the front provides ample off-street parking.

With no onward chain, this particularly well presented two-bedroom home would make an excellent first purchase, offering comfortable accommodation, modern improvements, gardens and useful parking in a popular residential setting. It is well placed for commuting purposes as it lies a short drive from the A66 highway.



- Well presented and improved semi
- No onward chain
- Lawned gardens front and rear rear with patio
- Good size lounge and refitted kitchen
- Ideal first time buy
- Two bedrooms and refitted bathroom
- Good size driveway

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 Carvers 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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		54
(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

Property size taken from EPC
688.00 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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



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.