



CARVERS

SALES & LETTINGS

Sunningdale Green

Darlington, DL1 3SB

Price £195,000

House - Semi-Detached



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Occupying a very pleasant position tucked away in a corner of a cul de sac, this is a very deceptive, extended, semi detached house offering well proportioned accommodation situated on a lovely plot with an attractive West facing rear garden, a garage and parking for several vehicles.

The property offers well proportioned accommodation which briefly comprises on the ground floor; entrance lobby, good size lounge/dining room, large sitting room/study a further sitting room with doors leading to the rear garden, and a large kitchen fitted with a most attractive range of floor and wall units. To the first floor there are three bedrooms and a bathroom fitted with a white suite.

The property is very conveniently located close to a range of local shops and amenities including schools, supermarket, doctors surgery and pharmacy. It is well located for commuting purposes as it lies a short drive from a comprehensive road network.



- Very deceptive extended semi detached house
- Tucked away on a small cul de sac
- Lovely West facing rear garden
- Close to local shops schools and further amenities
- Well proportioned flexible accommodation
- Three bedrooms and three reception rooms plus a large kitchen
- Garage and large driveway

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

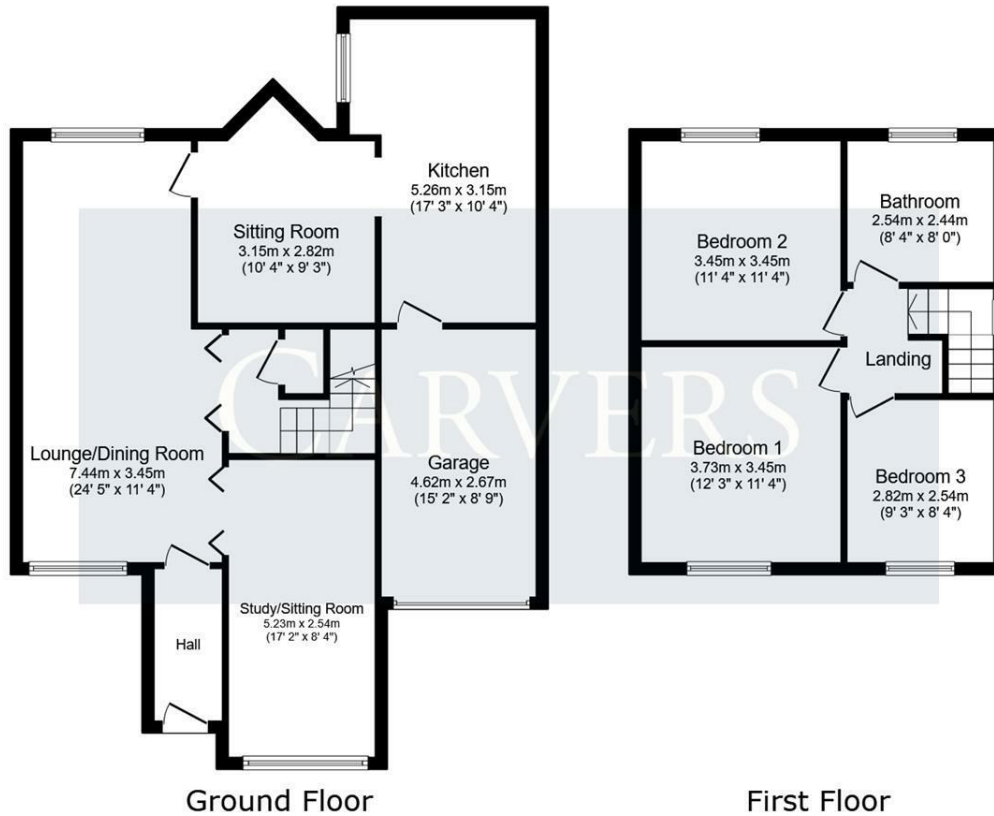
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Property Size

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		
(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	73	77
	EU Directive 2002/91/EC	

Property size taken from EPC
1162.00 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

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