



**Carmel Road South**

Darlington DL3 8DW

**£290,000**





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# Carmel Road South

Darlington DL3 8DW



- Three Bedroom Semi detached
- Gardens & Garage
- Council Tax Band D

- Spacious accommodation
- Sought After West End Location
- EPC D

- Ideal family home
- Close to excellent schools
- No onward chain

A rare opportunity to purchase a very well presented mature, larger than average three bedroomed semi detached property situated within the exclusive Blackwell area in the heart of Darlington's West End and within easy reach of excellent schooling and transport links. The property offers well presented and spacious living accommodation throughout and a viewing is essential.

Carmel Road South is close to major links roads including the A66 and A1 and falls within the catchment area of excellent schools including St Augustine's RC school, Abbey Infants and Juniors and Hummersknott Academy and Carmel Comprehensive. There is no onward chain.

## Hallway

With gas central heating radiator, understairs storage cupboard and stairs leading to the first floor.

## Reception room 1

14'0" x 11'11" (4.27 x 3.63)

Situated to the front a light an airy room with double glazed leaded bay window, gas central heating radiator, tv aerial point, wall mounted modern stainless steel flame effect gas fire.

## Conservatory

Accessed via the rear reception room through French doors, a light and airy room overlooking the rear garden with tiled flooring and wall mounted heater. This room has a further set of French doors that open out onto the garden.

## Reception room two

13'3" x 15'7" (4.04 x 4.75)

Situated to the rear. With double glazed french doors leading

into a conservatory, gas central heating radiator, matching wall lights, striking feature fireplace and hearth.

## Kitchen

16'4" x 7'1" (4.98 x 2.16)

With a range of matching cream effect wall, floor and drawer units with contrasting dark laminate work surfaces, integrated stainless steel electric oven and stainless steel integrated gas hob with overhead stainless steel extractor and stainless steel wall mounted splashback, integrated fridge and freezer, chrome wall mounted towel dryer, stainless steel sink, drainer and mixer tap, tiled floor, double glazed windows to the side elevation and double glazed patio door leading out to the rear garden.

## First Floor

A pleasant landing area. With double glazed leaded windows to the front and side elevations allowing in plenty of light.

## Bedroom 1

14'0" x 11'11" (4.27 x 3.63)

With double glazed leaded window to the front elevation, gas central heating radiator.

## Bedroom 2

13'9" x 12'0" (4.19 x 3.66)

Another good size double bedroom situated to the rear. With double glazed bay window.

## Bedroom 3

6'11" x 10'10" (2.11 x 3.30)

Situated to the rear. With double glazed window and gas central heating radiator.

## Family Bathroom

A stylish and contemporary suite comprising shower within

glass cubicle, bath with stainless steel mixer tap, wash hand basin with stainless steel mixer tap, low level wc, fully feature tiled walls, chrome wall mounted towel dryer, two double glazed obscured windows to the side elevation, ceiling spotlights.

## Externally

To the front of the property is a lawned area with mature shrubs and trees and a block paved driveway with parking for several vehicles. To the rear is a patio area and good size lawned garden with patio and some mature shrubs. There is also a separate Garage with storage facilities.

## Council Tax

Band D

## Tenure

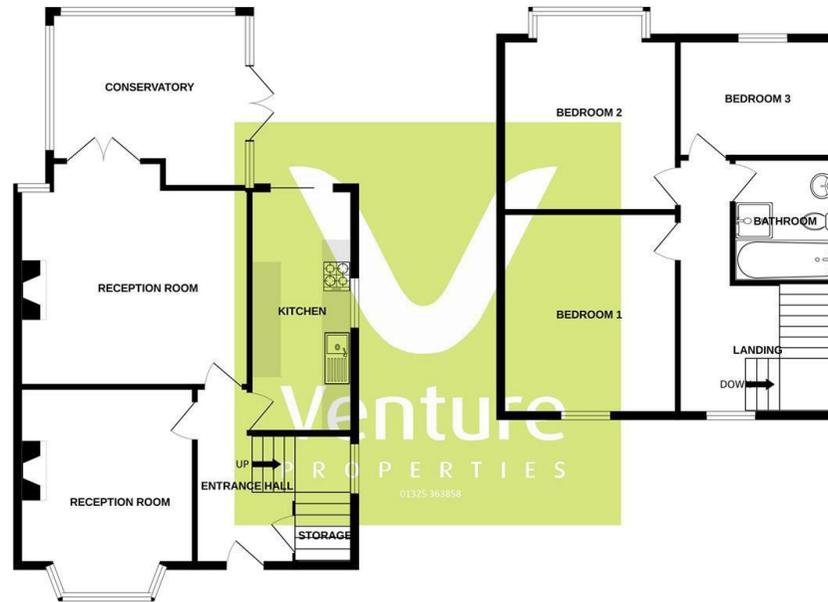
This property is freehold

## Note

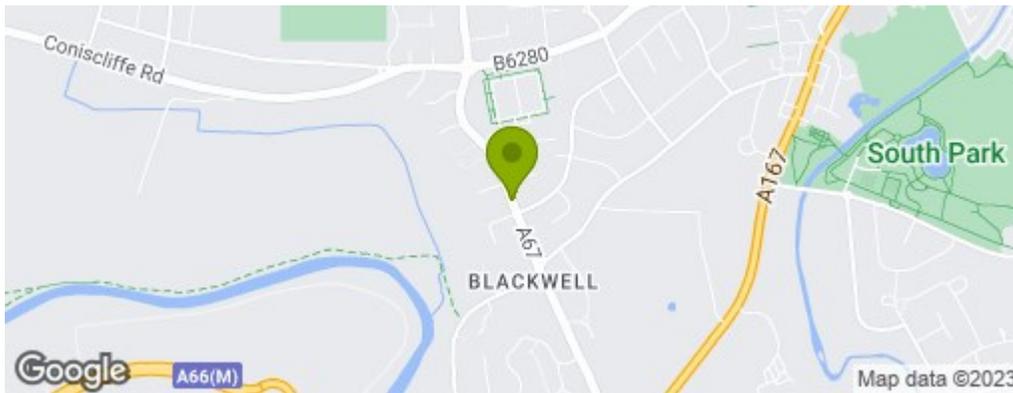
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GROUND FLOOR

1ST FLOOR



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## Property Information

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