

CARVERS

SALES & LETTINGS

Woodland Road

Darlington, DL3 9NQ

Offers in the region of £310,000

House - Semi-Detached

3

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A recently refurbished three bedroomed semi-detached dormer bungalow, in a convenient location on Woodland Road, close to the town centre and Cockerton Shops. Offering stylish and versatile accommodation, the property benefits from living room, kitchen, two double bedrooms and bathroom to the ground floor, with a large main bedroom and en-suite to the first floor. The garage has been converted to provide further flexible accommodation with heating, lighting and carpet. Externally there is ample parking on the driveway for several vehicles, with further hardstanding. To the rear there is a south facing rear lawned garden with veranda over patio and seating area., perfect for all the family to enjoy.









- THREE BEDROOM DORMER BUNGALOW
- REFURBISHED TO A HIGH STANDARD
- ADDITIONAL OUTBUILDING
- WEST END LOCATION
- OFFERING VERSATILE ACCOMMODATION
- AMPLE PARKING AND GARDENS
- QUALITY FIXTURES & FITTINGS
- WALKING DISTANCE TO THE VIBRANT TOWN CENTER



GENERAL INFORMATION

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

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.

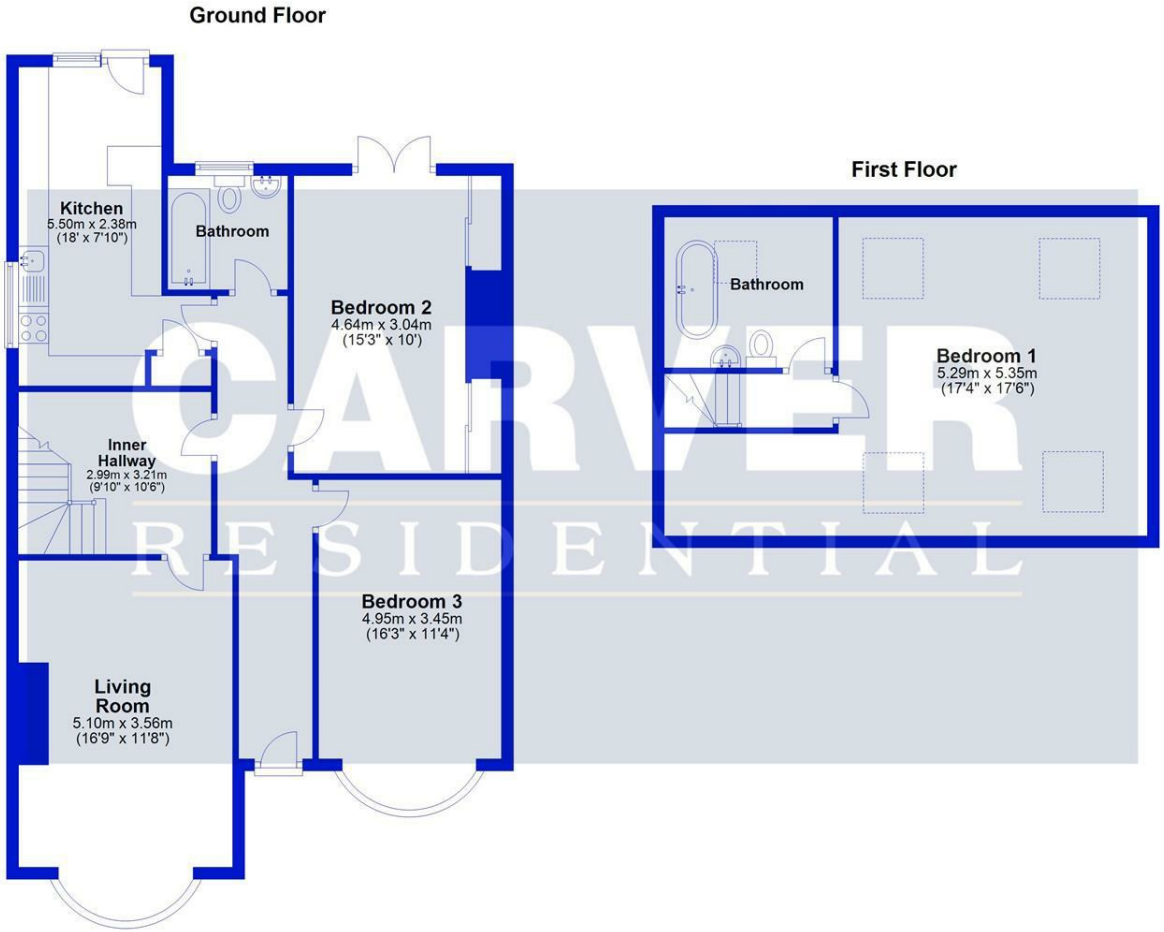
Property Size

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)

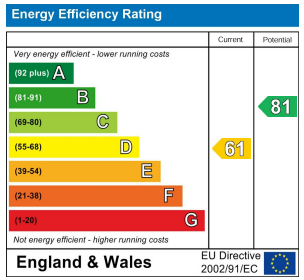








For identification purposes only. Not to scale.
Plan produced using PlanUp.



Property size taken from EPC
947.00 sq ft



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.

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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.

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