



**CARVERS**  
SALES & LETTINGS

John Fowler Way  
Darlington, DL2 2GG  
Price £160,000

House - Terraced



Welcome to John Fowler Way, Darlington. This is an incredible location, minutes from the shopping hub of High Grange and Faverdale area, with all your favorite stores right on your doorstep, not to mention Schools and superb transport links with access to the A1M nearby.

This delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a well-proportioned reception room, offering up open plan living with enough space for dining and living open with the kitchen, perfect for relaxing or entertaining guests. With two inviting bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space.

The bathroom is thoughtfully designed, providing a serene space for your daily routines, with a further W/C on the ground floor. The house also features off street parking to the front, ensuring that you have a place for your car, a valuable asset in this bustling area.

The area is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This property offers comfort and practicality, making it a perfect choice for anyone looking to settle in this vibrant side of town. Whether you are a first-time buyer, seeking a rental opportunity, or looking to downsize and be close to everything, this terraced house is sure to meet your needs. Don't miss the chance to make this lovely home your own.



- Awesome location, close to everything you would need
- Sliding doors to private rear garden, complete with garden shed
- Family bathroom upstairs with further W/C on the ground floor
- M&S, Aldi, The White Heiffer, Pharmacy, Dentist all literally on the doorstep
- Open plan living, Kitchen/lounge/dining
- 2 good size bedrooms
- Off street parking
- Close transport links to the A1M

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Annual West Park Green Levy: £108.00 (as of 2026)

#### 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.

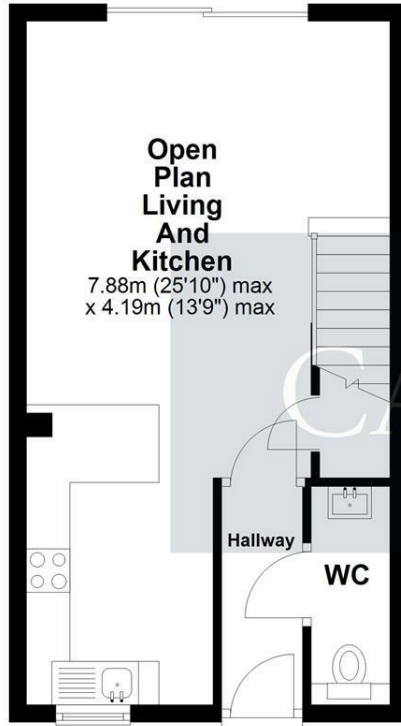
#### Property Size

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 e.g. a conservatory and/or garage)



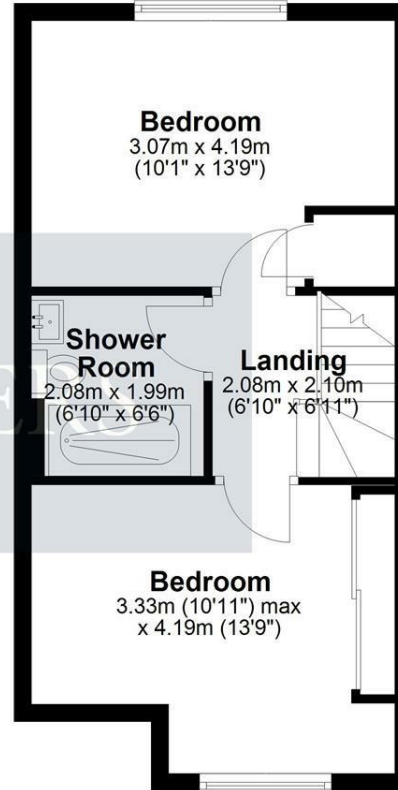
## Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



## First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 68.2 sq. metres (733.6 sq. feet)

7 John Fowler Way, West Park, Darlington

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>91</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>78</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           | <b>78</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

Property size taken from EPC sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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