



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Burleigh Place
Darlington, DL3 7SR

Offers over £340,000

House - Townhouse
5 Bedroom/s
3 Bathroom/s

As soon as you enter this STUNNING family home, you will notice the light and inviting feel, and also the quality of fixtures and fittings throughout. The well proportioned living space is the perfect home for all the family to enjoy, retaining period features throughout all adding to the charm and character this home has to offer, with two reception rooms, a large kitchen with high-quality fittings, bespoke wood units, granite working surfaces, range style oven, this is certainly the hub of the house ,completed by a handy utility room. To the first floor there are three good sized bedrooms and family bathroom/WC, further staircase leading to bedroom four, buyers please note that this home also has the benefit of providing two en-suite/WC.

further staircase leads to the lower ground and bedroom five/home office, or can be utilized for ever is required.

Externally to the rear is a WEST facing courtyard ideal for the summer sunshine and also access to a former garage.





- NO ONWARD CHAIN
- STUNNING FAMILY HOME
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- EARLY VIEWING WILL IMPRESS
- WEST END LOCATION
- QUIET-CUL-DE-SAC
- RETAINING PERIOD FEATURES
- SPACIOUS LIVING SPACE.

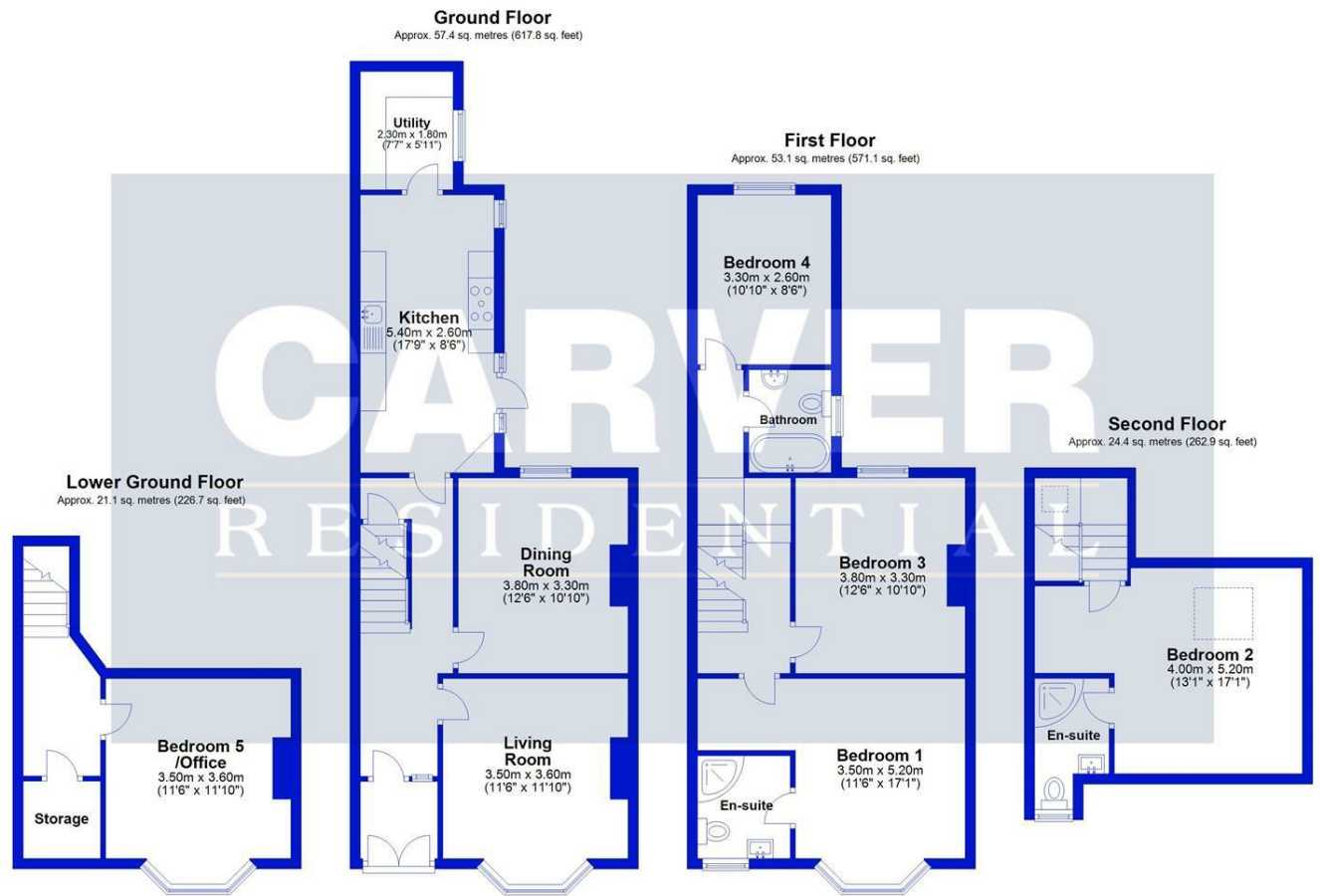
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



Total area: approx. 155.9 sq. metres (1678.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk