



**CARVER**  
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Merrybent Drive  
Merrybent, Darlington, DL2 2JZ

**Offers in the region of £300,000**

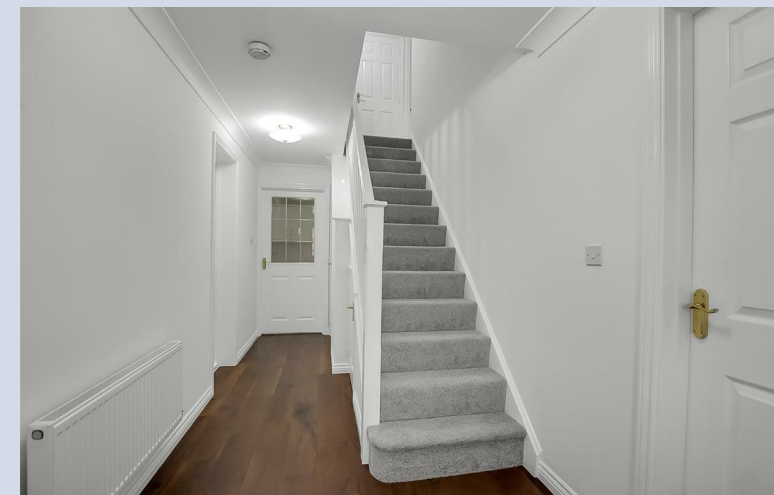
House - Semi-Detached  
5 Bedroom/s  
4 Bathroom/s

Welcome to Merrybent Drive, a charming property located in the sought-after area of Merrybent, Darlington. This fabulous semi-detached house boasts 2 reception rooms, 5 bedrooms, and 4 bathrooms, making it an ideal space for family living.

Situated in an exclusive small development, this property offers a unique opportunity with no onward chain, allowing for a smooth and hassle-free transition for potential buyers. The location is highly desirable, perfect for those looking for a peaceful and family-friendly neighbourhood.

With its spacious layout and multiple bedrooms, this house is perfectly suited for family occupation. Whether you're looking for a cozy night in or hosting gatherings with friends and family, this property provides the perfect backdrop for creating lasting memories.

Don't miss out on the chance to make this fabulous family home your own. Contact us today to arrange a viewing and experience the charm and warmth that Merrybent Drive has to offer. Recently decorated and re-carpeted.





- NO ONWARD CHAIN
- SMALL EXCLUSIVE DEVELOPMENT
- SUITED TO FAMILY OCCUPATION
- MATURE ESTABLISHED GARDENS
- STYLISH, READY TO MOVE INTO
- FIVE BEDROOMS
- DRIVE AND GARAGE
- FLEXIBLE LIVING

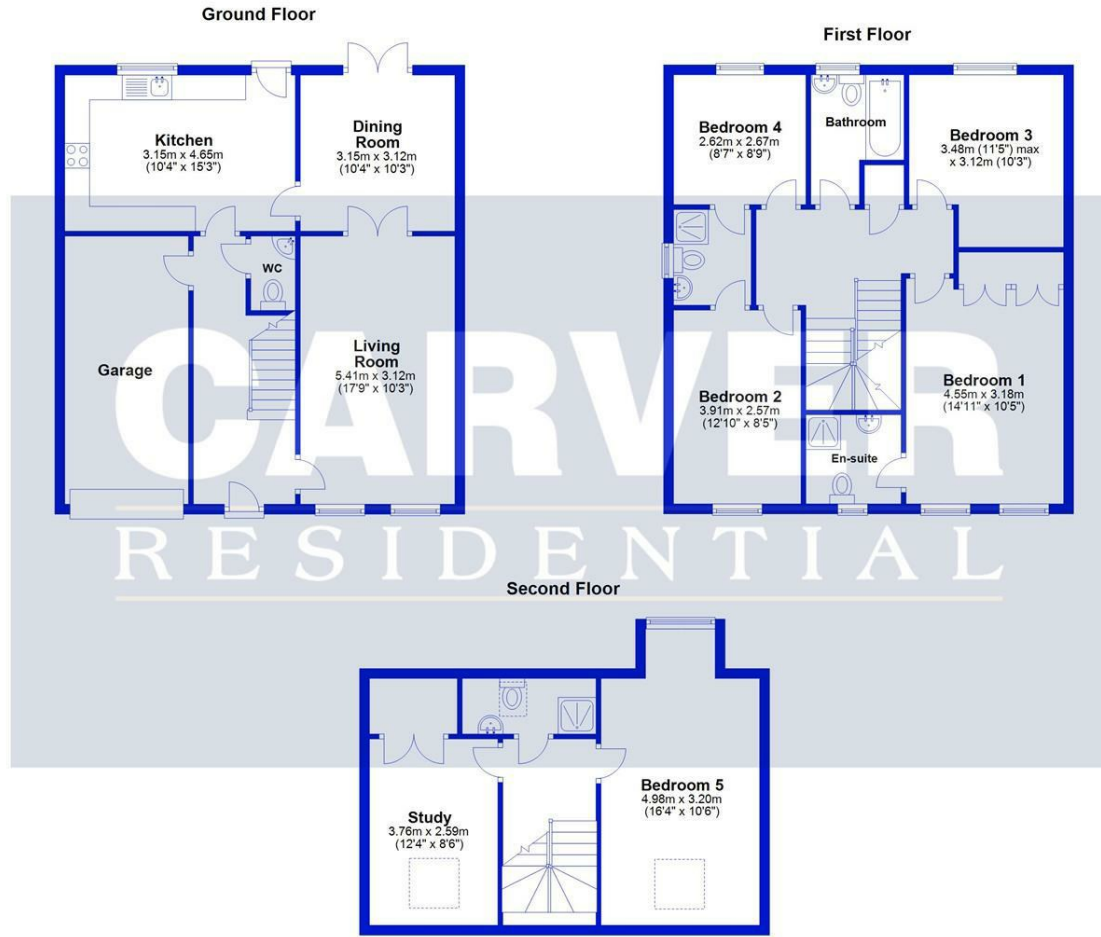
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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



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