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Spa Road  
Gainford, Darlington, DL2 3EB

**Offers in the region of £190,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

**Charming and characterful cottage with two double bedrooms plus attic room currently used as a study, south facing rear courtyard and single garage.**

**\*\* GARAGE \*\* WITH ELECTRIC DOOR.** Superb opportunity to purchase this stone built cottage in a village location, retaining many period features all adding to the charm and character of this delightful home. Entrance hall with stairs giving access to the first floor, light and airy living room with feature oak fire surround together with multi-fuel stove, useful understairs storage cupboard and feature shelving to alcove, kitchen diner is an ideal area to entertain, the kitchen having Belfast sink together with quality units, feature tiled flooring and stable door giving access to south facing rear courtyard. To the first floor there is a landing area, bathroom/WC with contemporary white suite with overhead shower and feature tiling, two sizeable double bedrooms. To bedroom one there is a fixed staircase giving access to an attic room with Velux windows and storage into the eaves. Enclosed south facing courtyard and good sized single garage with electric door, power, lighting, water, storage cupboards and useful handy utility area with plumbing and space for washing machine.





- Charming country cottage
- Two double bedrooms
- Rear courtyard
- Ready to move into
- Forecourt to front
- Retaining many period features including internal doors
- Attic room
- Garage with electric door
- Picturesque village location

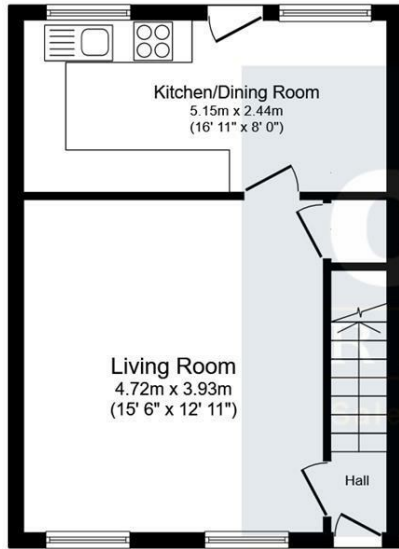
#### **GENERAL INFORMATION**

Tenure: Freehold

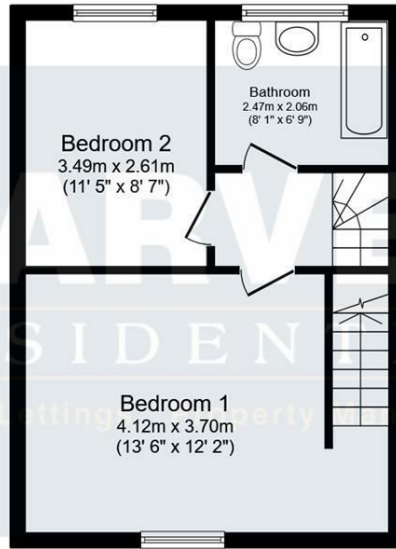
Services: Gas central heating, mains electric, water and drainage.

Double Glazing

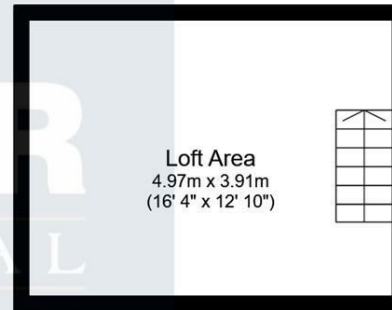
Local Authority: Darlington Borough Council (Tax Banding C)



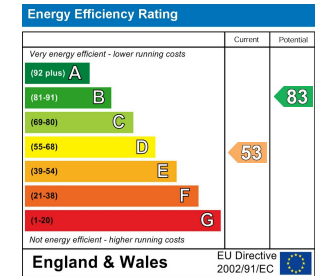
Ground Floor



First Floor



Second Floor



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
Co Durham DL5 4DJ  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)