



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

North Rise
Darlington, DL3 0LU

Offers over £100,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

Nestled in the charming North Rise of Darlington, this deceptively spacious home, is a true gem waiting to be discovered. Boasting a delightful cul-de-sac location, this property is perfectly situated for easy access to schools, shops, and bus routes, making daily life a breeze.

As you step inside, you are greeted by a spacious living room, ideal for relaxing or entertaining guests, fitted kitchen/diner with integrated cooking appliances, and useful under stair storage area., a sun lounge provides a bright and airy spot to unwind with a cup of tea or a good book.

Upstairs, you will find two double bedrooms, master having the advantage of fitted wardrobes., also having a first-floor bathroom/WC with white suite.

Outside, the property features a front garden, and a rear courtyard, with astro turf perfect for enjoying some outdoor time or hosting summer barbecues.

With no onward chain, this home is ready and waiting for you to move in and make it your own. Don't miss out on this fantastic opportunity to own a charming property in a sought-after location.





- NO ONWARD CHAIN
- WELL PLACED FOR AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FIRST FLOOR BATHROOM/WC
- REAR COURTYARD
- CUL-DE-SAC LOCATION
- SUITED TO A VARIETY OF BUYERS
- TWO DOUBLE BEDROOMS
- FRONT ENCLOSED GARDEN
- REAR SUN ROOM

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

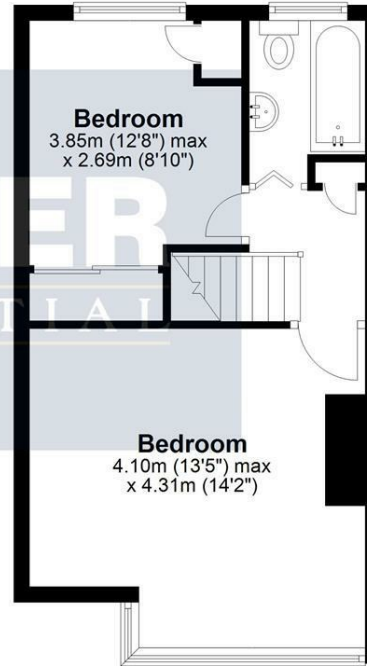
Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 sq. feet)

20 North Rise, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

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

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

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