





Faverdale, Darlington, has grown to be an area all of it's own, I don't think there's anything you can't get here on your doorstep, pub's, cafe's, supermarkets etc, a fantastic place to buy a home...

Take a look at this delightful semi-detached house on Charnwood Drive, exceptional value for money! Offering a new owner a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space, with the integral Garage having already been turned into a fantastic 2nd living space, or play room, perfect for the kids. The main reception room for the grown ups provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease, whilst the master bedroom benefits from an ensuite. A further standout of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in many urban settings.

The location of Charnwood Drive is particularly appealing, as it offers a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those who value both tranquility and accessibility.

In summary, this semi-detached house presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood in Darlington. With its spacious layout and practical features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.







- Location, Faverdale, everything you could need on your doorstep
- 3 Reception rooms (Garage converted to living area)
- Open plan Kitchen / Dining
- Off road parking for multiple vehicles
- 3 Bedrroms
- Master bedroom with ensuite
- Private rear Garden

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding C)









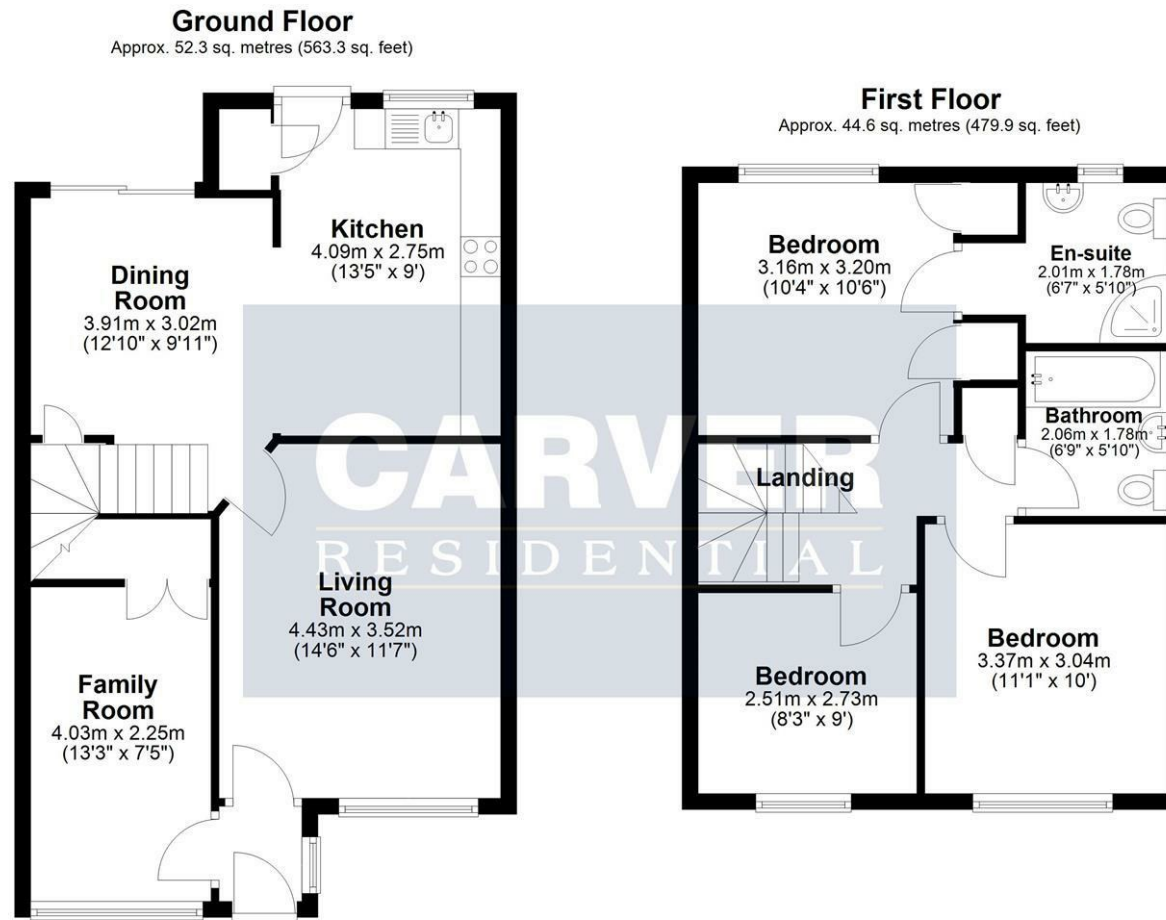












| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  |         | 85        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         | 68        |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Total area: approx. 96.9 sq. metres (1043.2 sq. feet)  
**36 Charnwood Drive, DARLINGTON**

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**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**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**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**