



Larkspur Drive is a popular quiet cul-de-sac location, just off Hundens Lane this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no onward chain.

Upon entering, you will find a welcoming hallway, a spacious living room and fitted kitchen with integrated appliances. The bungalow boasts two bedrooms and modern bathroom. One of the features of this home is the conservatory, which offers a bright and airy space to enjoy the garden views throughout the seasons.

Outside, the property benefits from a drive and a garage, providing secure parking and extra storage options. The loft space is also a notable advantage, as it is boarded, well-lit, and accessible via a loft ladder, offering potential for additional storage or future development. Larkspur Drive is well placed for easy access to shops, bus routes and the vibrant town centre.





- NO ONWARD CHAIN
- TWO BEDROOMED BUNGALOW
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- DRIVE AND GARAGE
- POPULAR LOCATION
- SUITED TO A VARIETY OF BUYERS
- CONSERVATORY

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

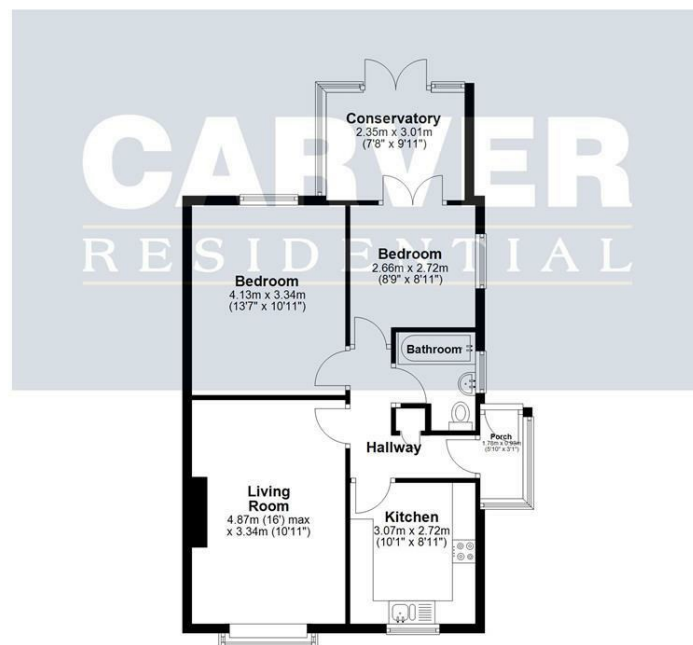
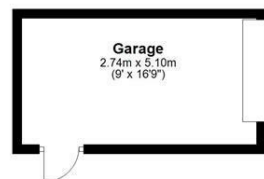
Local Authority: Darlington Borough Council (Tax Banding B)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Ground Floor

Approx. 79.5 sq. metres (856.3 sq. feet)



Total area: approx. 79.5 sq. metres (856.3 sq. feet)
15 Larkspur Drive, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(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

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