



Carding Drive

Darlington DL1 1NA

Offers In The Region Of £170,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Carding Drive

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- Three Bedroom Semi-Detached Property
- Council Tax Band B

- Eastbourne Location
- Close to Transport Links

- South Facing Garden
- Epc Rating C

Welcome to this three-bedroom end-link house with south facing garden located at Carding Drive in the desirable town of Darlington. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families or professionals alike.

Upon entering, you will find a reception room that is both inviting and versatile, providing an excellent space for relaxation or entertaining guests. The newly decorated interiors, complemented by freshly laid carpets create a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering ample space for all family members.

The house benefits from off-street parking for two vehicles, providing added convenience and security. Being close to local amenities, including schools, parks, and shops, all within easy reach, do not miss the opportunity to make this property your own.

Entrance Hall

Door to front, Upvc double glazed window to side, staircase to first floor landing with storage under and radiator.

Lounge

15'6 x 12'1 (4.72m x 3.68m)

Upvc double glazed window to side, access to loft and radiator.

Kitchen

11'3 x 8'5 (3.43m x 2.57m)

Upvc double glazed window to front, wall, base and drawer units, stainless steel sink. Four ring gas hob with extractor over and oven.

Downstairs Cloaks

W.c, wash hand basin and radiator.

First Floor Landing

Access to loft and radiator.

Bedroom One

11'2 x 9'8 (3.40m x 2.95m)

Upvc double glazed window to front, built in wardrobes and radiator.

En-Suite

Upvc double glazed obscure window to front, shower cubicle, w.c, wash hand basin, part tiled Mosaic style tiled walls and radiator.

Bedroom Two

10'10 x 8'7 (3.30m x 2.62m)

Upvc double glazed window rear and radiator.

Bedroom Three

12'2 x 6'7 (3.71m x 2.01m)

Two Upvc double glazed windows to rear and side and radiator.

Bathroom

Bath with shower over and screen, w.c, wash hand basin, part tiled Mosaic style walls and radiator.

Externally

To the front there is off street parking for two vehicles.

To the rear is an enclosed low maintenance garden with gated access to side.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price:: £1,757

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

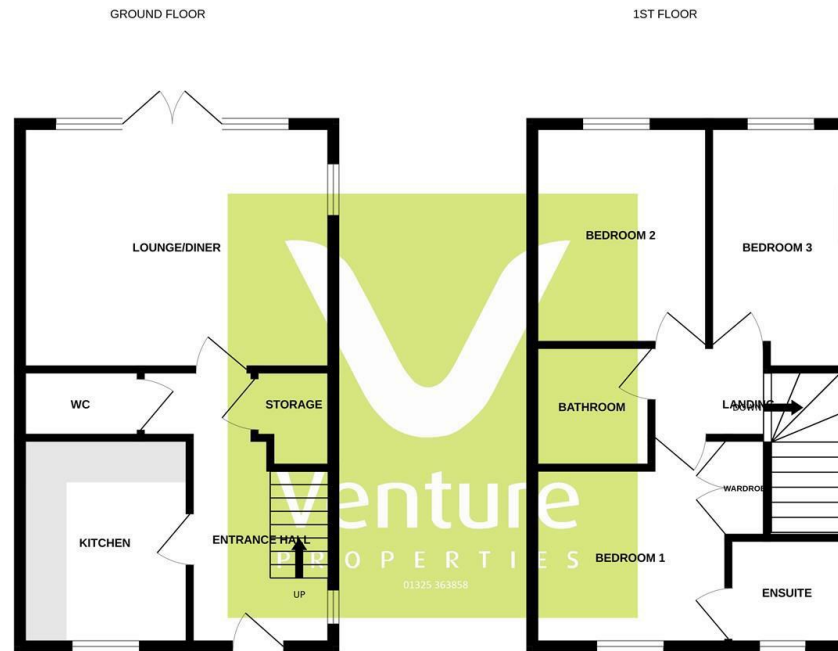
Satellite / Fibre TV Availability

BT

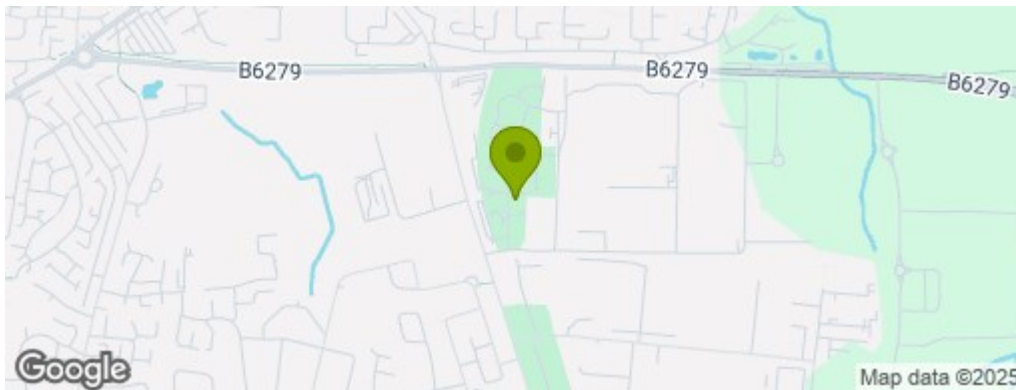
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Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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