



**Carding Drive**

Darlington DL1 1NA

**Offers In The Region Of £160,000**







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# Carding Drive

Darlington DL1 1NA



- 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

Sky

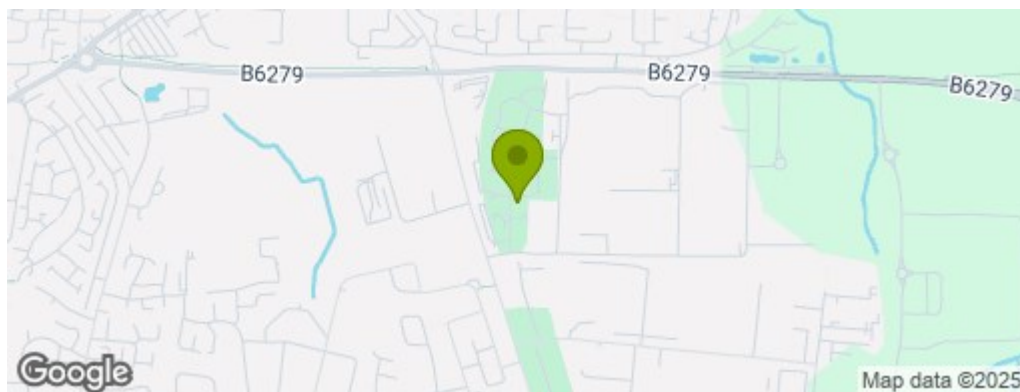
## Note

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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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## Property Information

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