



CARVERS

SALES & LETTINGS

Cleveland Avenue

Darlington, DL3 7HG

Offers in the region of £775,000

House - Detached



A simply stunning home with an abundance of character located on Cleveland Avenue in the desirable West End of Darlington. This detached property boasts period features throughout and stands in a prime position, offering a large and spacious family home for those seeking something special. Set over three floors, with three reception rooms and an impressive seven bedrooms (potentially more), this property is perfect for those who appreciate generous living spaces and ample accommodation. Whether you're looking to entertain guests in style or simply enjoy the luxury of the extra room, this home has it all. From the moment you step inside, you'll be greeted by the charm and elegance that this home exudes. The period features add a touch of class, making it a home of distinction that stands out from the rest. One of the highlights of this property is the highly impressive walled garden, a true oasis of tranquillity also having off street parking and a double garage. Imagine enjoying a cup of tea in the morning or hosting a summer barbecue in this picturesque setting. Don't miss out on the opportunity to make this stunning house your new home.



- LARGE DETACHED HOME
- VIDEO TOUR AVAILABLE
- ABUNDANCE OF CHARACTER
- DETACHED DOUBLE GARAGE
- BEAUTIFUL WALLED GARDEN
- PRIME WEST END POSITION
- LARGE SPACIOUS ROOMS SET OVER THREE FLOORS

GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding G)

The tree to the right of the property has Tree Preservation Order on.

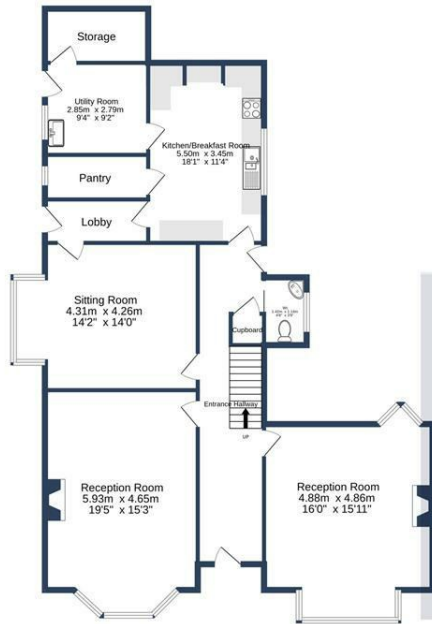
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

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.

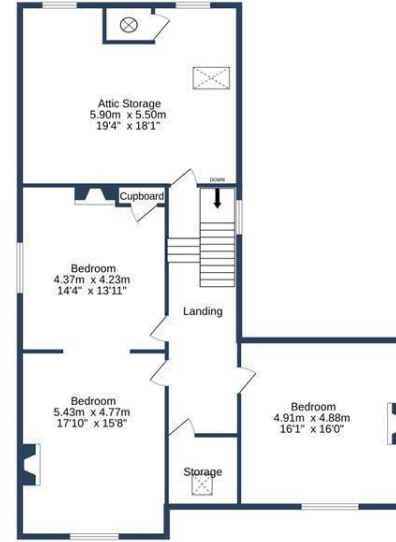




GROUND FLOOR
134.9 sq.m. (1452 sq.ft.) approx.



1ST FLOOR
116.0 sq.m. (1249 sq.ft.) approx.



2ND FLOOR
120.5 sq.m. (1297 sq.ft.) approx.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

CLEVELAND AVENUE, DARLINGTON. DL3 7HG.

TOTAL FLOOR AREA : 371.3 sq.m. (3997 sq.ft.) approx.

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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Your home may be repossessed if you do not keep up repayments on your mortgage.
 There may 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.

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.