



CARVERS

SALES & LETTINGS

Southend Avenue

Darlington, DL3 7HT

Offers in the region of £475,000

House - Detached

-  6
-  4
-  5

Occupying a particularly pleasant position on one of Darlington's finest Victorian terraces this is an exceptionally rare opportunity to acquire a substantial and highly versatile six-bedroom townhouse, offering extensive accommodation across multiple floors and ideally suited to a variety of uses including large family living, multi-generational occupation, or potential guest house/B&B (subject to the necessary consents).

This absolutely vast property boasts an impressive layout, with six generous bedrooms arranged over the upper two floors, three of which benefit from their own en-suite facilities, providing comfort and privacy in abundance.

To the ground floor, the home offers remarkable living space with four well-proportioned reception rooms, creating superb flexibility for both formal entertaining and everyday family life.

A particularly noteworthy feature is the self-contained one-bedroom flat located on the first floor, complete with its own private entrance. This offers excellent potential for use as an annex for a dependent relative, guest accommodation, or indeed as a holiday let/Airbnb, providing an additional income stream if desired.

Externally, the property is further enhanced by the presence of a double garage, adding valuable parking and storage as well a good size yard and a lawned garden.

Properties of this scale and versatility are seldom available, and this unique home presents an exciting opportunity for a wide range of buyers seeking space, flexibility, and potential.



- Substantial town house on one of Darlington's finest Victorian terraces
- Some lovely original features
- Highly versatile highly flexible accommodation across three floors
- Large family living, multi-generational, or guest house (subject to the necessary consents).
- Several good size reception rooms
- Six bedrooms across two floors three with en-suites
- First floor annex with bed, lounge kitchen and bathroom with separate entrance
- Double garage large yard and lawned garden

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Please Note: the property is situated in a conservation area (West End)

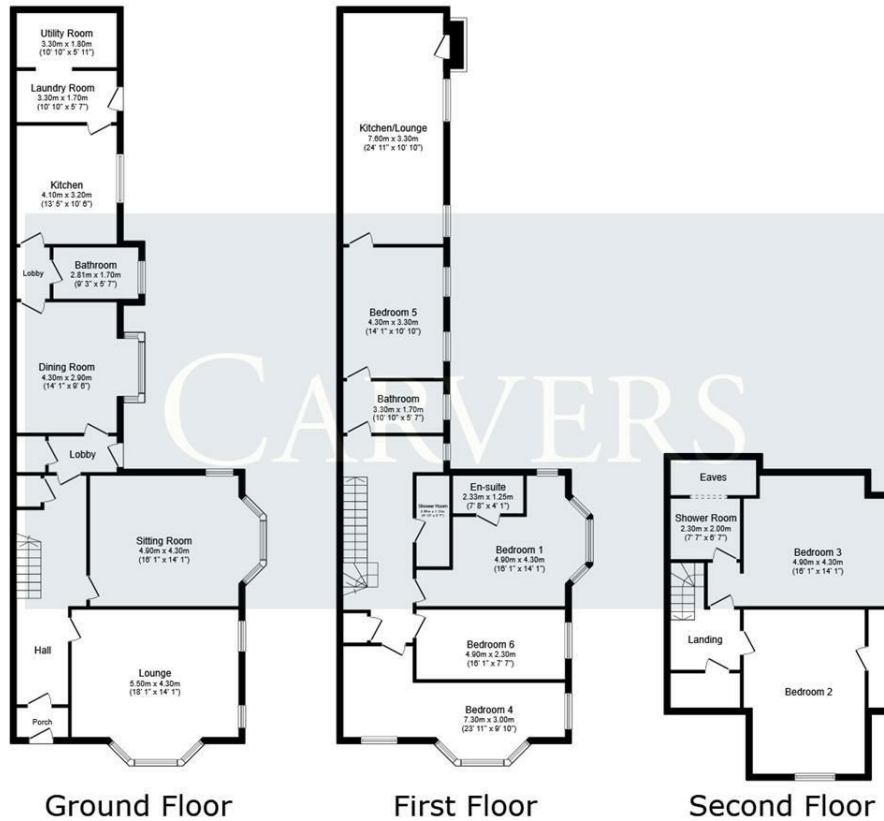
Buyers Identification Checks

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.

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. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Property size taken from EPC
2927.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

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.