



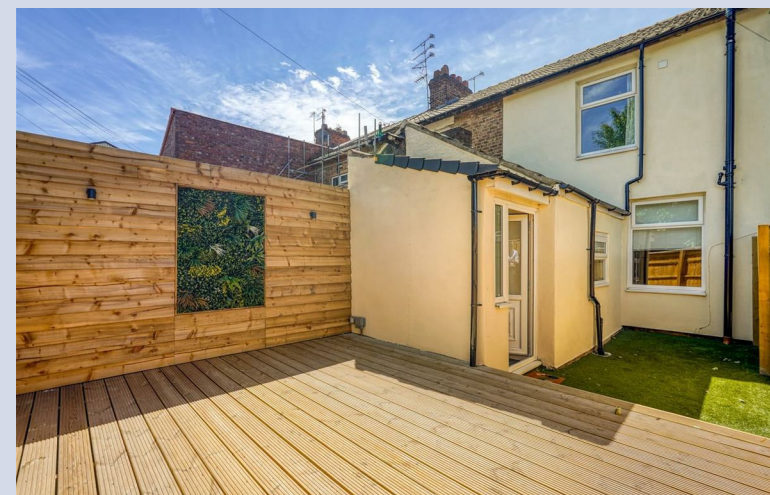


Walking distance of the vibrant town centre, East Mount Road is an impressive mid-terraced home offering a delightful blend of space and modern living, suited to a variety of buyers. Filled with natural light, creating a warm and welcoming atmosphere throughout, this home can only be appreciated on internal viewing.

Upon entering, you will be greeted by a welcoming hall, two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is both functional and stylish, making it a joy to prepare meals. The first floor boasts two double bedrooms, and shower room/WC.

Step outside to discover a charming rear courtyard, complete with an attractive decking area, and astro turf. This outdoor space is perfect for enjoying the summer sunshine, hosting barbecues, or simply unwinding after a long day.

Offered for sale with NO ONWARD CHAIN.







- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- DECEPTIVELY SPACIOUS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- INTERNAL VIEWING WILL IMPRESS

- STYLISH READY TO MOVE INTO
- EASY ACCESS TO DARLINGTON TOWN CENTRE
- WALKING DISTANCE TO THE TRAIN STATION
- IMPRESSIVE HOME.

#### GENERAL INFORMATION

Tenure: Freehold

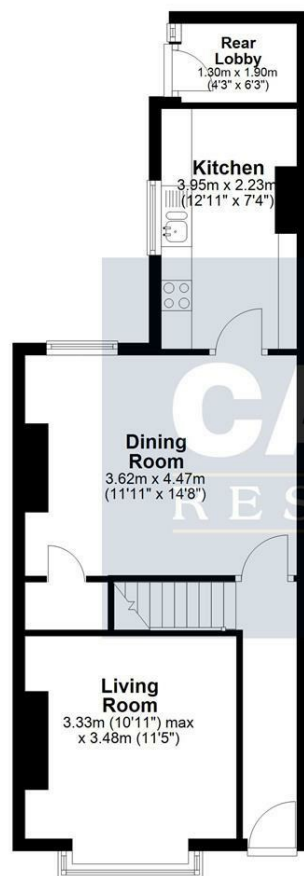
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

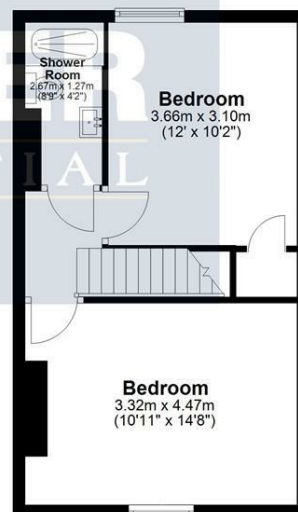
## Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)  
**126 Eastmount Road, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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](http://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](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
Co Durham DL5 4NB  
**01325 320676**  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
**01748 825317**  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
North Yorkshire DL7 8LW  
**01609 777710**  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)