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Thornfield Road
Darlington, DL3 9TQ
Price £235,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

Nestled on Thornfield Road within this cul-de-sac in the desirable West End of Darlington, this charming semi-detached house, built in 1950, presents a unique opportunity for those seeking a home with character and convenience. Offered for sale with no onward chain, this property is ideally situated within walking distance of the vibrant town centre, making it perfect for those who appreciate both tranquillity and accessibility.

Upon entering, you will discover a deceptively spacious living area that boasts an open-plan arrangement, seamlessly connecting to a bespoke kitchen and living room. This layout is perfect for entertaining or simply enjoying family time. The ground floor also features a handy utility room, adding to the practicality of the space.

Whilst to the upstairs, you will find a large attic room that offers useful storage, there are two generously sized double bedrooms, each equipped with bespoke storage solutions to maximise space. The bathroom is thoughtfully designed, featuring a walk-in shower for ease and comfort.

Externally, the property benefits from a driveway and a garage/workshop, providing ample space.





- WEST END LOCATION
- PRIVATE CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- DRIVE & GARAGE
- SUITED TO A VARIETY OF BUYERS
- UNIQUE PROPERTY
- WALKING DISTANCE HIGHLY REGARDED SCHOOLS
- FIRST FLOOR BATHROOM/WC
- NO ONWARD CHAIN
- LARGE ATTIC ROOM

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing, also having the benefit of under floor heating to the ground floor and the bathroom/WC

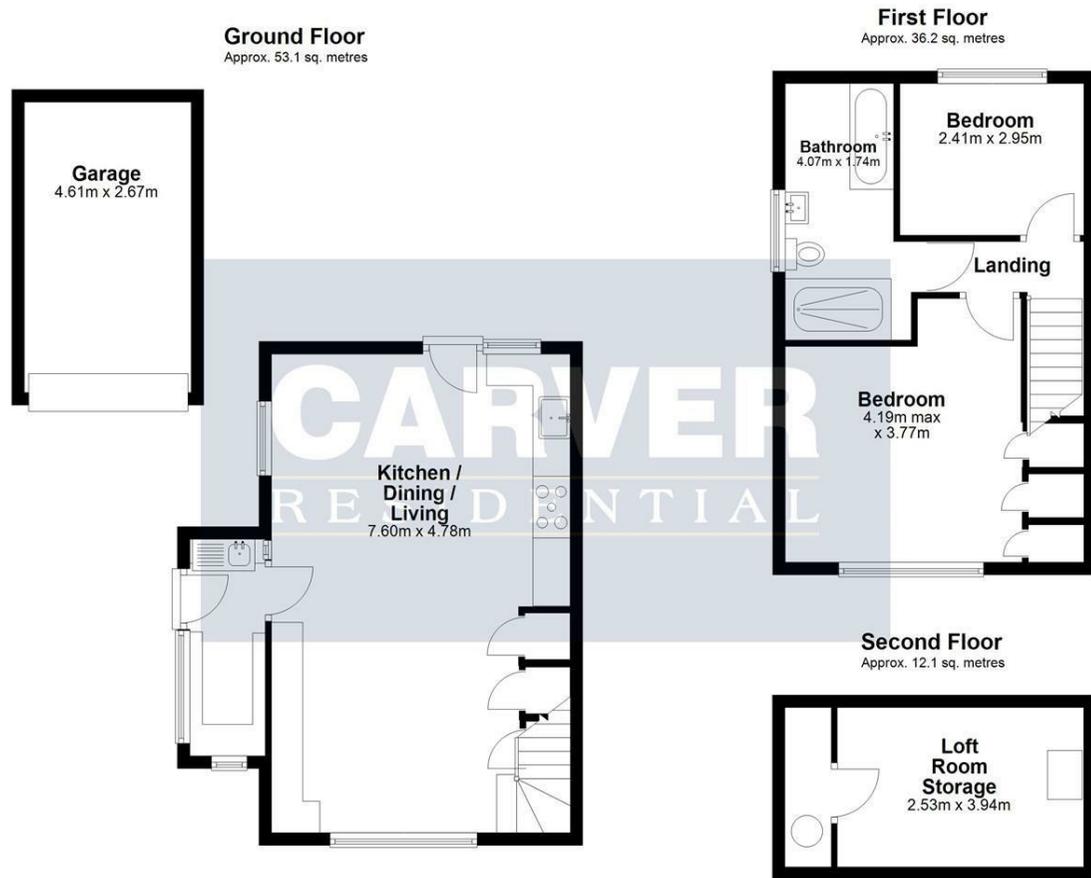
Local Authority: Darlington Borough Council (Tax Banding C)

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 a conservatory and/or garage)



Ground Floor
Approx. 53.1 sq. metres

First Floor
Approx. 36.2 sq. metres

Second Floor
Approx. 12.1 sq. metres

Total area: approx. 101.4 sq. metres
24 Thornfield Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	

Floor Area from EPC - sq ft

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MAB 6202



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