



# CARVERS

SALES & LETTINGS

Jesmond Road  
Darlington, DL1 3HN

Offers in the region of £185,000

House - Semi-Detached



Situated on Jesmond Road, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, generous gardens to both the front and rear, and excellent off-street parking.

The property features a welcoming separate front reception room, complete with a feature fireplace and attractive bay window, creating a bright and characterful main living space. To the rear is a well-proportioned kitchen/diner, providing a practical space for everyday family life and entertaining, with direct access towards the rear garden.

Upstairs, the property offers three bedrooms along with a separate bathroom and additional shower room, providing useful facilities for a family or those looking for extra convenience.

Externally, the property benefits from a front garden and a particularly generous rear garden, offering plenty of outdoor space and excellent potential for landscaping, entertaining or creating a family-friendly garden. There is also substantial tandem-style off-street parking to the front, together with a garage, providing ample space for vehicles and additional storage.











- Spacious kitchen/ diner
- Off street parking
- Popular Haughton location
- Garage
- Mature front and back gardens with patio

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

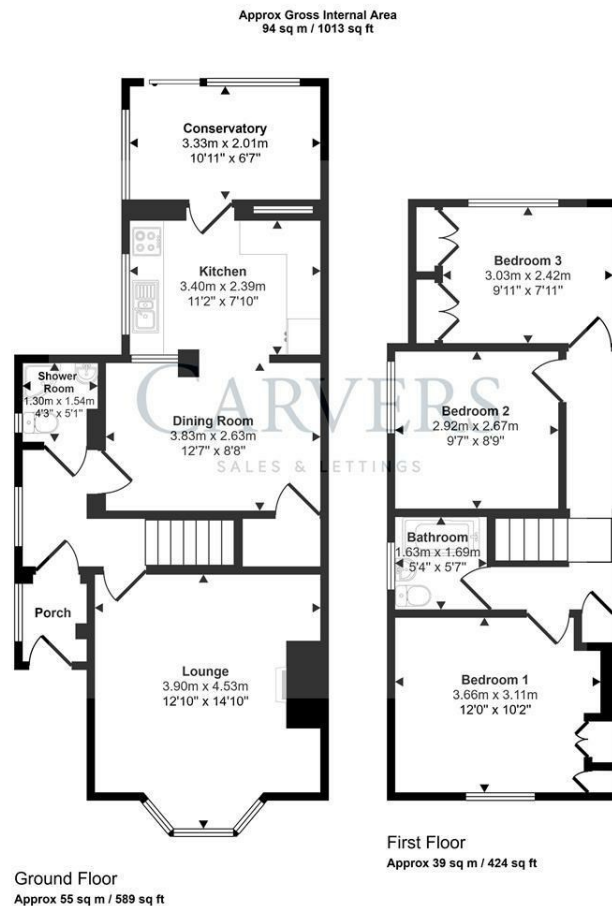
Local Authority: Darlington Borough Council (Tax Banding B)

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property size taken from EPC  
1033.00 sq ft

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