



59, Rivergarth,

Darlington, DL1 3SN

**Asking price £230,000**

House - Detached  
3 Bedroom/s  
1 Bathroom/s

Tucked away and situated at the end of a leafy quiet cul-de-sac, welcome to the popular area of Rivergarth, Darlington. This wonderful detached home presents an excellent opportunity for young families and individuals alike. With three spacious reception rooms, this property offers space for relaxing with family, entertaining guests, or creating a home office. The well-proportioned three bedrooms provide comfortable living quarters, where everyone has their own private retreat.

The house features family bathroom, designed for both functionality and comfort. The layout of the home is modern and flows well making it an inviting space for both daily living and special occasions. Just image enjoying a glass or two in the Garden room with friends and family, looking out over your private safe and secure garden with the kids playing enjoying themselves!

A standout feature of this property is the generous corner plot with off street parking and garage to the rear for up to three vehicles. This is a significant advantage in today's busy world, providing convenience and ease for residents and visitors alike.

Situated in a desirable quiet location, this home is close to local amenities, schools, shops and open parkland, making it an ideal choice for families and enjoying a dog walk down by the river Skerne. The surrounding area boasts a friendly community atmosphere for those looking to settle down in a welcoming neighbourhood.

In summary, this detached home in Rivergarth, Darlington, offers space, comfort, and convenience, a wonderful place to create a home. So, if you are in the market for a great family home, this property is sure to meet your needs and exceed your expectations.





- Detached Family home, quiet cul-de-sac in a popular location
- 3 generous bedrooms
- Off road parking to the rear with single garage
- Excellent transport links with easy access to the A66
- Excellent dog walking down by river Skerne
- Corner plot with off road access to the rear
- 3 Reception rooms with a Garden room to the rear
- Mature wrap around garden providing excellent privacy
- Close to local amenities, shops, schools, and open green areas

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

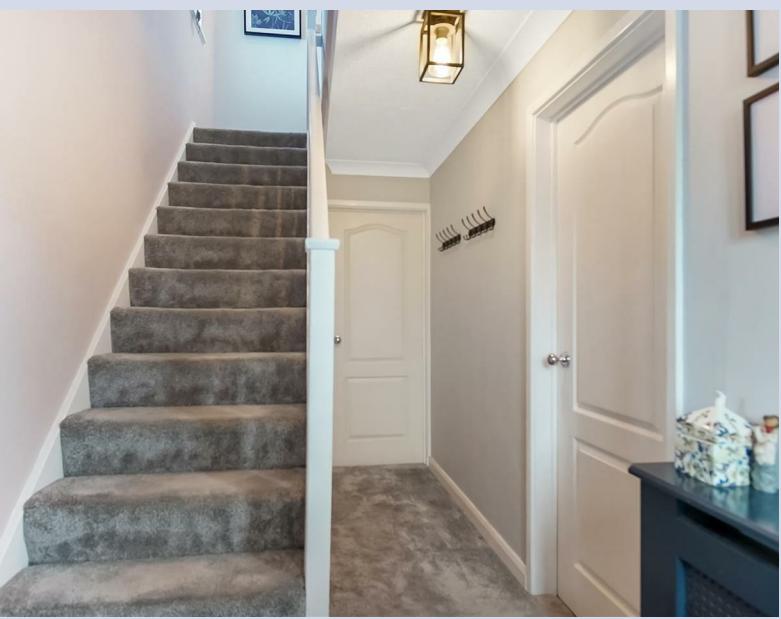
Local Authority: Darlington Borough Council (Tax Banding C)

#### 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

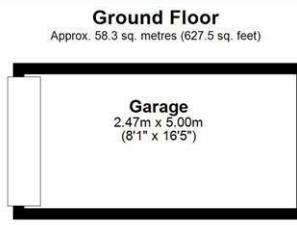
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



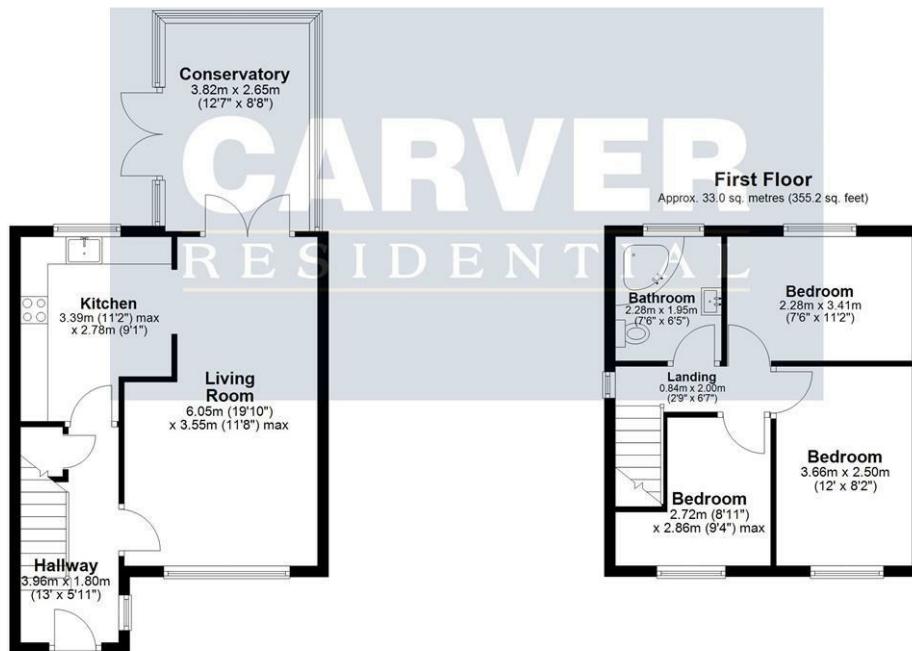








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A+ plus)	<b>A</b>		
(A+ to A)	<b>B</b>		
(A to B)	<b>C</b>		
(B+ to B)	<b>D</b>		
(B to C)	<b>E</b>		
(C+ to C)	<b>F</b>		
(C to D)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales	85	70	



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

59 Rivergarth, Darlington



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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
aycliffe@carvergroup.co.uk

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
richmond@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
northallerton@carvergroup.co.uk