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Westkirk Close
Darlington, DL3 0TF

Offers over £195,000

House - Detached
3 Bedroom/s
1 Bathroom/s

REDUCED FOR A QUICK SALE!! Situated within this small cul-de-sac within the desirable Westkirk Close, Darlington, this competitively priced three-bedroom detached house presents an excellent opportunity for a variety of buyers. The property, offers ample living space with two large reception rooms, making it ideal for both relaxation and entertaining.

As you enter, you will appreciate the potential this home holds, with some cosmetic updating required to truly make it your own. The property boasts gas central heating and double glazing. The mature and established gardens at both the front and rear provide a lovely outdoor space for gardening enthusiasts or those simply wishing to enjoy the tranquility of their surroundings.

Additionally, the property benefits from a driveway leading to a garage, offering convenient off-street parking. With no onward chain, this home is ready for you to move in and start creating lasting memories. Whether you are a first-time buyer, a growing family, or looking to downsize, this charming house in a sought-after location is not to be missed. Come and explore the potential that awaits you in this delightful DETACHED residence.





- Popular cul-de-sac location
- Detached three bedroomed home
- Competitively priced to reflect some cosmetic updating
- No onward chain
- Suited to a variety of buyers
- Drive and garage
- Easy access the A1M and also shopping facilities.
- Properties within this popular location are always in demand

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

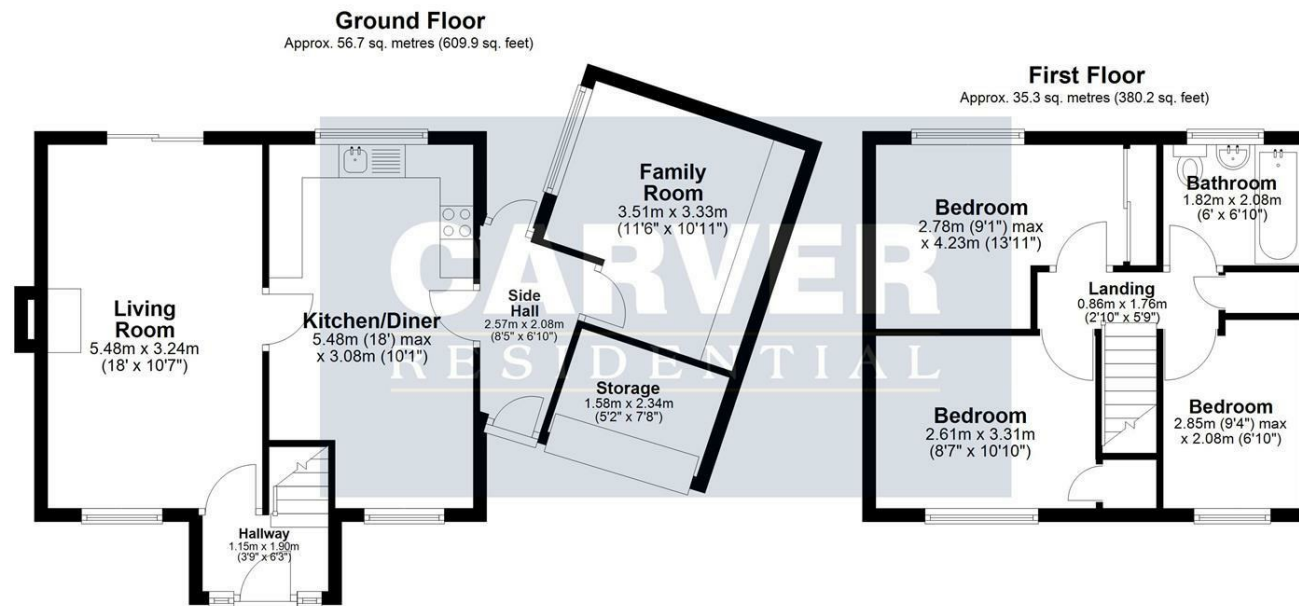
Local Authority: Darlington Borough Council (Tax Banding C)

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		
(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	

Total area: approx. 92.0 sq. metres (990.1 sq. feet)
5 Westkirk, Darlington

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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