

CARVERS

SALES & LETTINGS

Swaledale Avenue

Darlington, DL3 9AL

Offers in the region of £215,000

House - Semi-Detached

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Situated in a particularly convenient position within Darlington's sought-after West End, this traditional semi-detached house offers well-proportioned accommodation together with a lovely mature plot and an unusually good-sized, west-facing rear garden.

The property would benefit from some cosmetic updating, but it provides an excellent opportunity for a purchaser to put their own stamp on a well-located home, with the rear garden being a particular feature.

The accommodation begins with an entrance hallway leading to a comfortable lounge with a fireplace and bay window, a separate dining room and a kitchen fitted with a range of floor and wall units.

To the first floor there are two good-sized double bedrooms, the master bedroom having a bay window, together with a particularly well-proportioned refitted shower room/W.C. and a useful large storage cupboard.

Outside, the property occupies a lovely plot. The rear garden is a very good size and has a mature character, with a paved patio area and lawn, enjoying a desirable westerly aspect. To the front is a smaller garden, whilst a driveway provides off-street parking and there is also a garage, although there is limited vehicular access to it.

A well-positioned traditional home with good proportions, excellent garden space and plenty of scope for cosmetic improvement.









- Traditional style semi-detached house on a lovely larger plot
- Some cosmetic updating required
- Refitted shower room/w.c.
- Separate dining room and kitchen with floor and wall units
- Garage with limited vehicular access driveway for parking
- Very conveniently located in Darlington's West End
- Two double bedrooms, master with bay
- Lounge with fireplace and bay window
- Lovely large mature West facing rear



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 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)



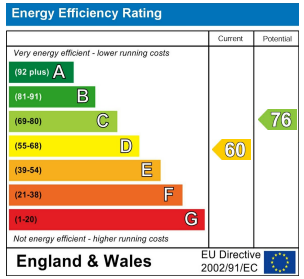






Total area: approx. 95.8 sq. metres (1031.0 sq. feet)

30 Swaledale Avenue, Darlington



Property size taken from EPC
882.64 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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