



AVAILABLE 01ST MAY. Situated in the delightful Balaguer Grove, Darlington, this exquisite new build semi-detached house presents an exceptional opportunity for those seeking a modern and inviting home. Having never been lived in, this property offers a pristine canvas for you to create lasting memories.


Upon entering, you are greeted by a welcoming hallway that leads to a cosy reception room, ideal for both relaxation and entertaining guests. The well-fitted kitchen seamlessly connects to the living area, where double doors open to the enclosed rear garden, providing a perfect space for outdoor enjoyment.

The first floor features two generously sized double bedrooms, offering ample space for a small family or visiting friends. The modern bathroom adds a touch of elegance, ensuring comfort and convenience for all residents. Additionally, a ground floor WC enhances the practicality of this lovely home.

The property is complemented by a double-width driveway at the front, providing convenient off-street parking, while the enclosed rear garden offers a private retreat for outdoor activities or simply unwinding after a long day.





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	

**We can search 1,000s
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

www.carvergroup.co.uk