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Kingsbury Mews  
Darlington, DL1 5UA

**Offers over £125,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Welcome to this competitively priced semi-detached house which is in need of some decorating. Located in the sought-after Kingsbury Mews, area of town close to the popular South Park. This modern property offers a fantastic opportunity for a variety of buyers, with a little TLC could be your forever home.

Upon entering, you will find a reception hall, The ground floor also features a convenient cloakroom/WC, enhancing the practicality of the home. a spacious living room and a kitchen/diner. To the first floor , you will discover three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is also located on this level, providing essential amenities for daily living.

Externally, the property boasts mature and established gardens, which offer a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a driveway provides off-road parking, ensuring convenience for you and your guests.

While the property requires some decoration, it presents a wonderful opportunity to personalise your new home to your taste. With its desirable location and potential, and also no onward chain.





- POPULAR LOCATION

- THREE BEDROOMS

- SUITED TO A VARIETY OF BUYERS

- NO ONWARD CHAIN

- WALKING DISTANCE TO THE TRAIN STATION & THE TOWN CENTRE

- COMPETITIVELY PRICED TO REFLECT DECORATION REQUIRED

- DRIVE AND MATURE, ESTABLISHED GARDENS

- GROUND FLOOR CLOAKS/WC

#### **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**

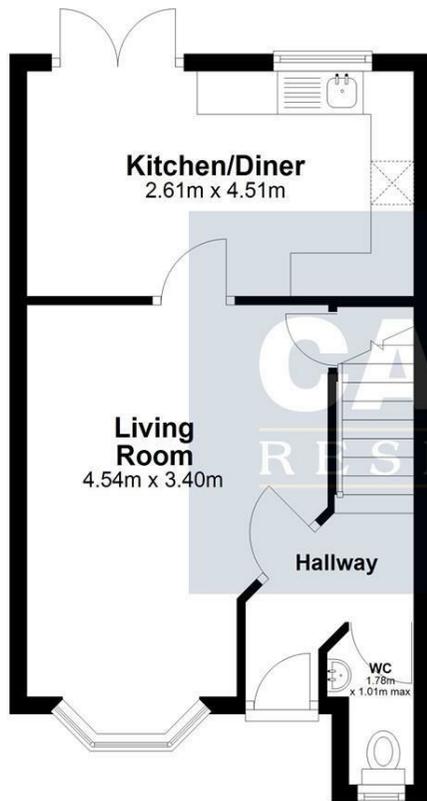
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)

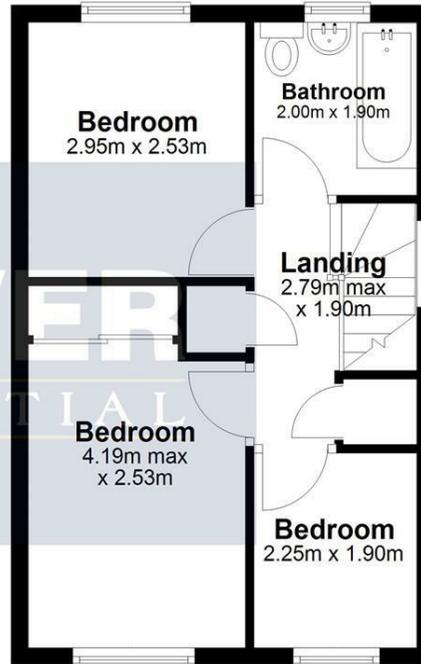
### Ground Floor

Approx. 33.6 sq. metres



### First Floor

Approx. 32.7 sq. metres



Total area: approx. 66.4 sq. metres  
**14 Kingsbury Mews, Darlington**

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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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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



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