



CARVERS

SALES & LETTINGS

Leyburn Road

Darlington, DL1 2ES

Offers over £130,000

House - Semi-Detached



A beautifully renovated two-bedroom semi-detached home situated in a popular Leyburn Road residential area of Darlington. Finished to a high standard throughout, the property features a stylish country-style kitchen complete with a traditional Belfast sink, offering both character and practicality.

The home benefits from bright and well-presented living accommodation, ideal for first-time buyers, small families, or those looking to downsize. Externally, the property boasts a generous private rear garden, perfect for entertaining or relaxing outdoors, along with a single garage and off-street parking to the front for added convenience.

Early viewing is highly recommended to fully appreciate the quality and charm this property has to offer.



- Popular Leyburn location
- 2 Bedrooms
- Country style kitchen / diner to rear
- Private rear garden
- Off street parking
- Semi detached home
- Large bright lounge
- Separate utility room
- Single garage

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

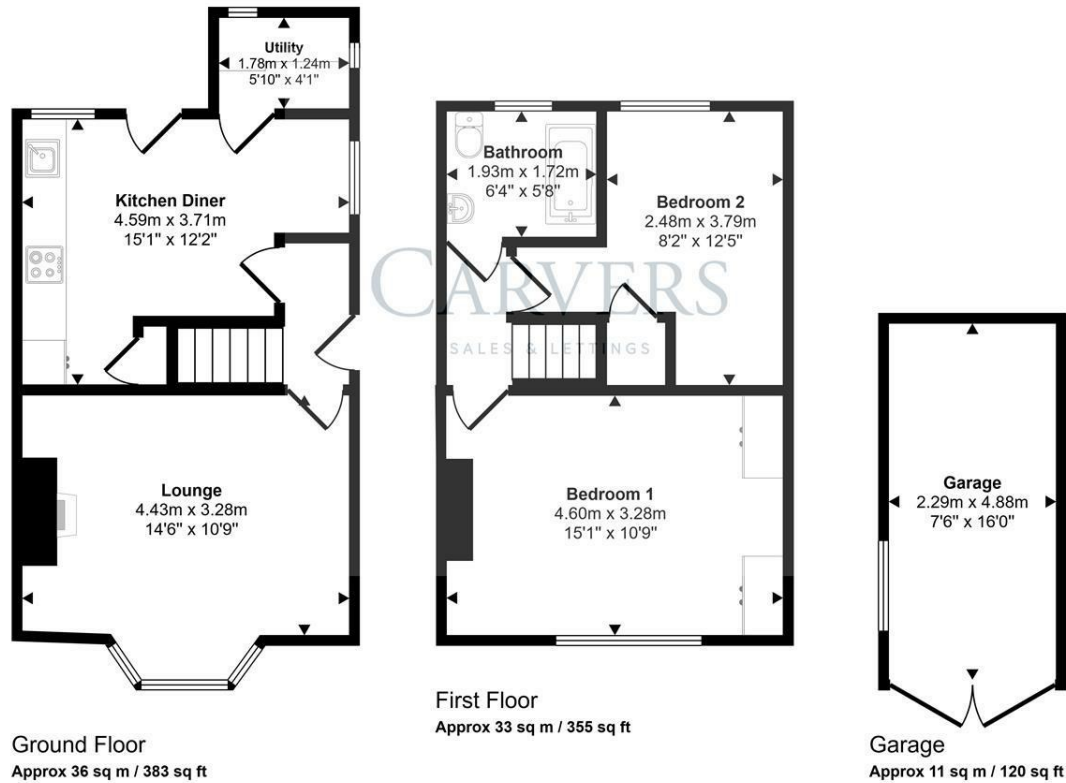
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Property Size

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)



Approx Gross Internal Area
80 sq m / 858 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
828.00 sq ft

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