Ann Cordey
ESTATE AGENTS

7 Carroll Road, Darlington, DL3 8JY

Offers In The Region Of £230,000

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Situated in a prominent West End location of Darlington, the semi-detached residence on Carroll Road presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.

The home has been a much-loved family home, and is now brimming with potential for the new owner to enhance and personalise to their taste. The spacious layout is perfect as is whilst offering the opportunity to enhance further.

One of the standout features of this property is the lovely rear garden,attractiong a great deal of sunshine. Additionally, the driveway and garage offer convenient off-street parking, a valuable asset in this sought-after area.

Families will appreciate the proximity to well-regarded schools, ensuring that educational needs are easily met. Furthermore, the property benefits from good transport links, with regular bus services nearby, making commuting and exploring the local area straightforward. A parade of local shops and a pub/restaurant are all within walking distance.

In summary, this semi-detached house on Carroll Road is a fantastic opportunity for those seeking a spacious family home in a prime location. With its potential for improvement and a lovely garden, it is sure to attract interest from a variety of buyers. Don’t miss the chance to make this appealing property your own. Warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX C

RECEPTION HALLWAY
Welcoming reception hallway with large walk in storage cupboard.

LOUNGE & DINER
25'7" x 11'3" (7.80 x 3.43)
Open plan reception and dining area, spacious, light an bright being dual aspect with windows to the front and rear. There is a wall mounted gas fire.

KITCHEN
12'9" x 8'7" (3.89 x 2.62)
Fitted cabinets with complementing worksurfaces. The floor mounted centrall heating boiler is situated here. There is a window to the side and rear and door to the side also.

FIRST FLOOR

LANDING
Generous landing with a built in linen cupboard and access to the attic area.

BEDROOM ONE
12'11" x 1171'3" (3.95 x 357)
Generous double bedroom overlooking the front aspect

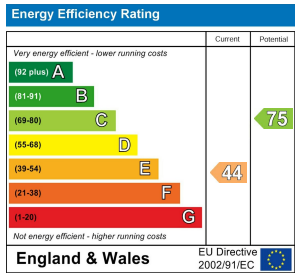
BEDROOM TWO
12'3" x 11'3" (3.74 x 3.43)
second double bedroom this time overlooking the rear

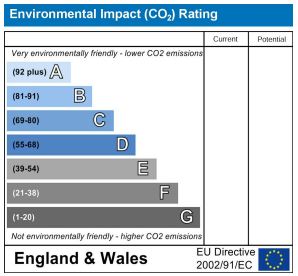
BEDROOM THREE
8'7" x 8'5" (2.64 x 2.59)
A good sized single bedroom overlooking the rear aspect.

BATHROOM
with a white panelled bath with an over the bath electric shower and also a pedestal handbasin

SEPARATE WC
Low level WC

EXTERNALLY
Enclosed garden to the front with lawn and borders the driveway provides off street parking and there is a garage (measures 5.25m x 2.80m) with up and over doorm light and power. The original inset coal house provides additional storage. The rear garden is west facing and is a lovely space having been well planned to provide an abundance of flowers, plants and shrubs providing colour and interest throughout the season.





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The Property Ombudsman

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