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Main Road
Gainford, Darlington, DL2 3DY
Auction Guide £130,000

Cottage
2 Bedroom/s
1 Bathroom/s

Nestled in the charming village of Gainford, on the outskirts of Darlington, Chaytor Cottage presents a delightful opportunity for those seeking a blend of modern comfort and traditional character. With No Onward Chain, this impressive cottage has been thoughtfully improved, ensuring it retains its unique charm while offering contemporary living.

Upon entering, you are welcomed into a cosy living room, complete with a log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which provides an ideal space for entertaining family and friends. The kitchen is well-equipped, making it a joy for any home cook.

The property boasts two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The refitted bathroom is modern and stylish, providing all the necessary amenities for your convenience.

One of the standout features of Chaytor Cottage is the south-facing rear courtyard, which invites plenty of natural light and offers a lovely outdoor space for enjoying the sunshine or hosting gatherings.

This cottage is not just a home; it is a lifestyle choice, set in a picturesque village that enhances its appeal. With its perfect blend of character, comfort, and modernity, Chaytor Cottage is an exceptional find for anyone looking to settle in this delightful area.





- FABULOUS COTTAGE, SYMPATHETICALLY REFURBISHED
- READY TO MOVE INTO
- TWO RECEPTION ROOMS DINING ROOM WITH LOG BURNER
- SUITED TO A VARIETY OF BUYERS
- PICTURESQUE VILLAGE LOCATION

- RETAINING CHARM AND CHARACTER
- STUNNING OPEN PLAN KITCHEN/DINER
- SOUTH FACING REAR COURTYARD
- NO ONWARD CHAIN

GENERAL INFORMATION

Tenure: Freehold
 Services: gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington (Tax Banding B)

Buyers Identification Checks

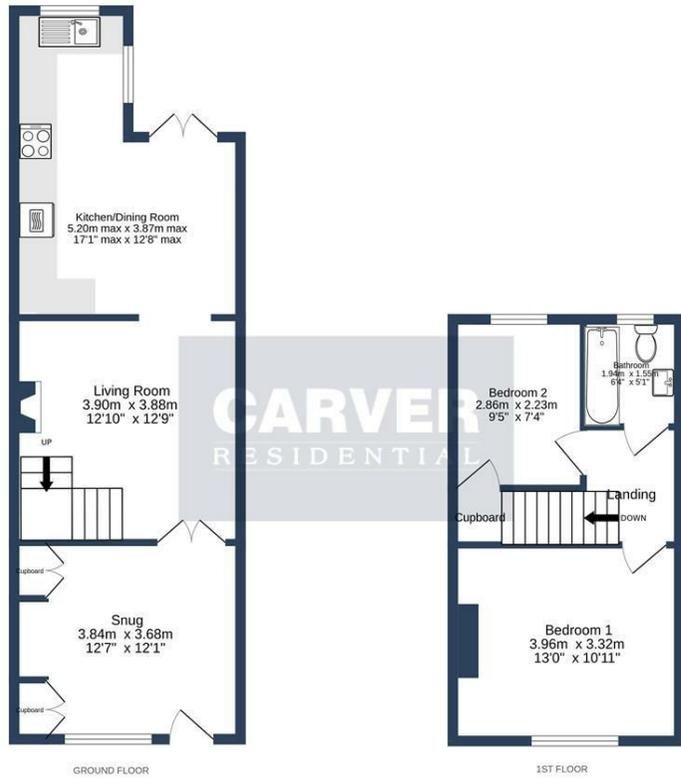
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Auction: MANDATORY BULLET POINTS

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

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)



MAIN ROAD, GAINFORD, DL2 3DY.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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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

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