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SALES & LETTINGS

Park Lane
Darlington, DL1 5AH
Offers in the region of £150,000

Bungalow - Semi Detached



An incredibly energy-efficient semi-detached bungalow located in the ever-popular South Park area of Darlington. The property offers two bedrooms, a kitchen and living room, along with ample off-street parking, a convenient garage and solar panels benefiting from a feed-in tariff.

Externally, there are low-maintenance, established flower beds, ideal for those seeking an easy-to-manage outdoor space. The property requires moderate internal uplifting, offering an excellent opportunity for the purchaser to modernise and personalise the accommodation to their own taste.

Offered for sale with no onward chain, this is an appealing opportunity for those looking to downsize or seeking a manageable bungalow in a popular residential location.



- A rating EPC
- Required modernisation
- Close proximity to the train station
- Ample off street parking
- South Park area
- Semi-detached

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

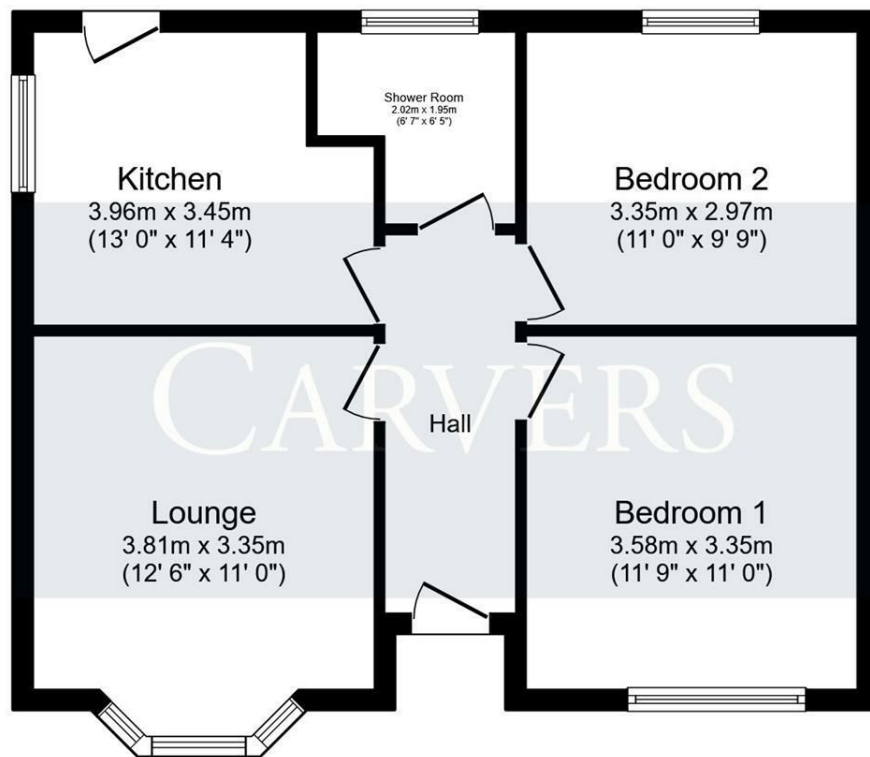
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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 e.g. a conservatory and/or garage)





Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(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

Property size taken from EPC
430.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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