



# CARVERS

SALES & LETTINGS

Woodland Terrace

Darlington, DL3 9NT

Offers in the region of £280,000

House - Townhouse



Situated in the WEST END of Darlington, this impressive period townhouse exudes character and charm throughout. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The well-appointed kitchen/breakfast room provide a warm and inviting space for culinary creations, complemented by a handy utility room for added convenience.

Spread over three floors, the property features four generously sized bedrooms, ensuring ample space for family living or accommodating guests. The main family bathroom is thoughtfully designed, offering both comfort and functionality.

The exterior of the home is equally appealing, with an established forecourt at the front that enhances the property's curb appeal. At the rear, an enclosed west facing rear courtyard provides a private outdoor space, to enjoy the summer sunshine, ideal for relaxation or al fresco dining.

This property is a wonderful blend of period features and modern living, making it a perfect choice for those seeking a home with both style and practicality in a desirable location. Whether you are a growing family or looking for a spacious residence, this townhouse is sure to impress. Buyers please note that no onward chain is available.



- NO ONWARD CHAIN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- RETAINING PERIOD FEATURES THROUGHOUT ALL ADDING TO THE CHARM & CHARACTER
- SITUATED OVER THREE FLOORS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC
- WEST END LOCATION
- LARGE PERIOD TOWN HOUSE
- IDEALLY SUITED TO FAMILY OCCUPATION
- WEST FACING COURTYARD

### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

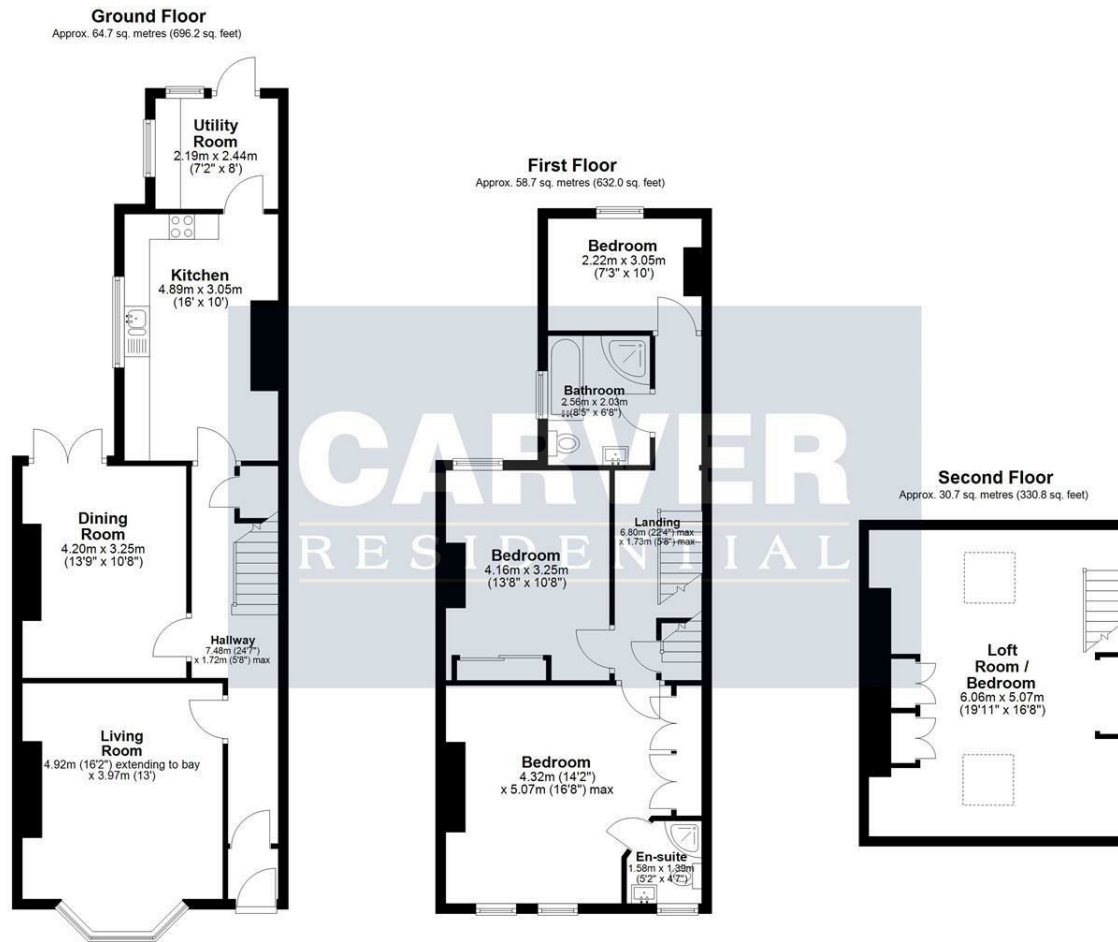
### Buyers Identification Checks

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)





Total area: approx. 154.1 sq. metres (1658.9 sq. feet)  
37 Woodland Terrace, 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property size taken from EPC  
1657.00 sq ft

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