

CARVERS

SALES & LETTINGS

The Lanes

Darlington, DL2 2BF

Offers in the region of £179,950

House - Link Detached

3

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Located within the popular South Park area of Darlington, this well-presented three-bedroom detached home offers spacious accommodation, making it an ideal first-time purchase or a perfect second-step home for growing families.

The property benefits from off-street parking and a single garage, while internally the accommodation comprises a welcoming entrance hallway, a generous living room, and a modern kitchen/dining area, ideal for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts a generous enclosed rear garden, providing an excellent space for relaxing, entertaining, or family life. Convenient side access enhances the practicality of the outdoor space.

Well placed for South Park, local schools, everyday amenities and transport links, this is a fantastic opportunity to acquire a detached family home in a convenient and well-established residential location.









- Principle bedroom with En-suite
- Off street parking
- Walking distance to South Park
- Rear garden
- Single garage
- Popular development



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 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

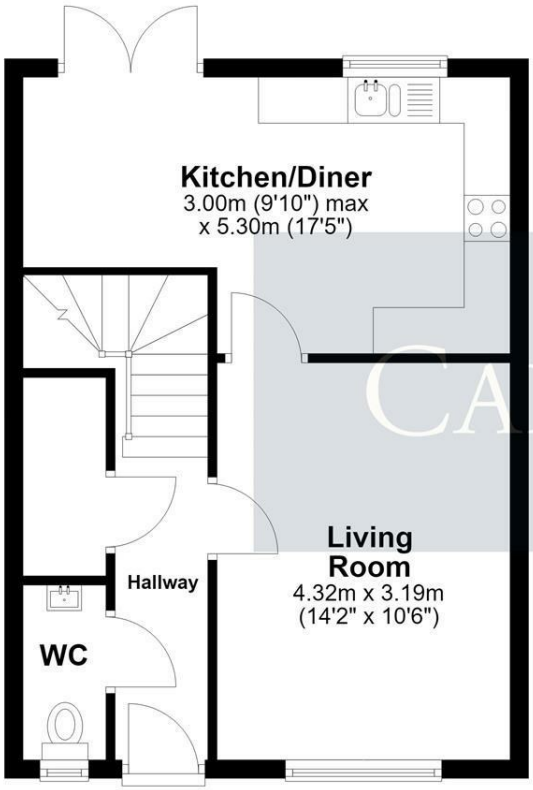
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



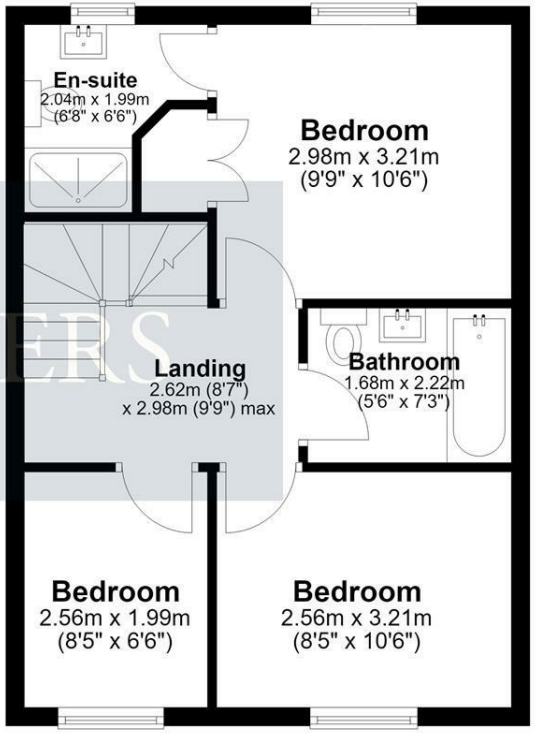


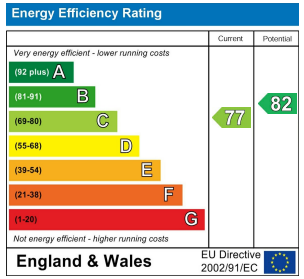


Ground Floor
Approx. 39.3 sq. metres (423.1 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.1 sq. feet)





Property size taken from EPC
861.00 sq ft

Total area: approx. 75.4 sq. metres (811.3 sq. feet)

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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