



CARVERS

SALES & LETTINGS

Hartford Road

Darlington, DL3 8HF

Offers in the region of £345,000

House - Detached



Occupying a generous mature plot within the heart of Darlington's West End, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for family living.

The property is well positioned within a mature and sought-after residential area, close to a range of well-regarded schools, local amenities and excellent transport links.

Internally, the home provides well-balanced accommodation throughout. A generous lounge offers a comfortable and inviting living space, while a separate dining room provides the perfect setting for formal dining and entertaining. The refitted kitchen has been thoughtfully updated to create a modern and practical space, the house is complemented by a delightful conservatory overlooking the rear garden, ideal for enjoying the outdoor setting all year round.

To the first floor, there are three well-proportioned bedrooms served by a family bathroom.

A particular feature of the property is the substantial loft conversion, which offers excellent additional space and flexibility. While this area cannot be classed as a formal bedroom due to the absence of building regulation approval, it provides a superb opportunity for a variety of uses such as a home office, hobby room or occasional space.

Externally, the property stands on a lovely plot with well-maintained gardens, offering a degree of privacy and an ideal environment for outdoor relaxation and family enjoyment. Off-street parking is also available.



- Lovely detached family home
- Situated in the heart of Darlington's West End
- Large lounge separate dining room and refitted kitchen
- 23 ft. Loft room accessed via a permanent staircase
- Flexible well proportioned accommodation
- Three good size bedrooms
- Conservatory and downstairs w.c.
- Good size mature gardens and off street parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

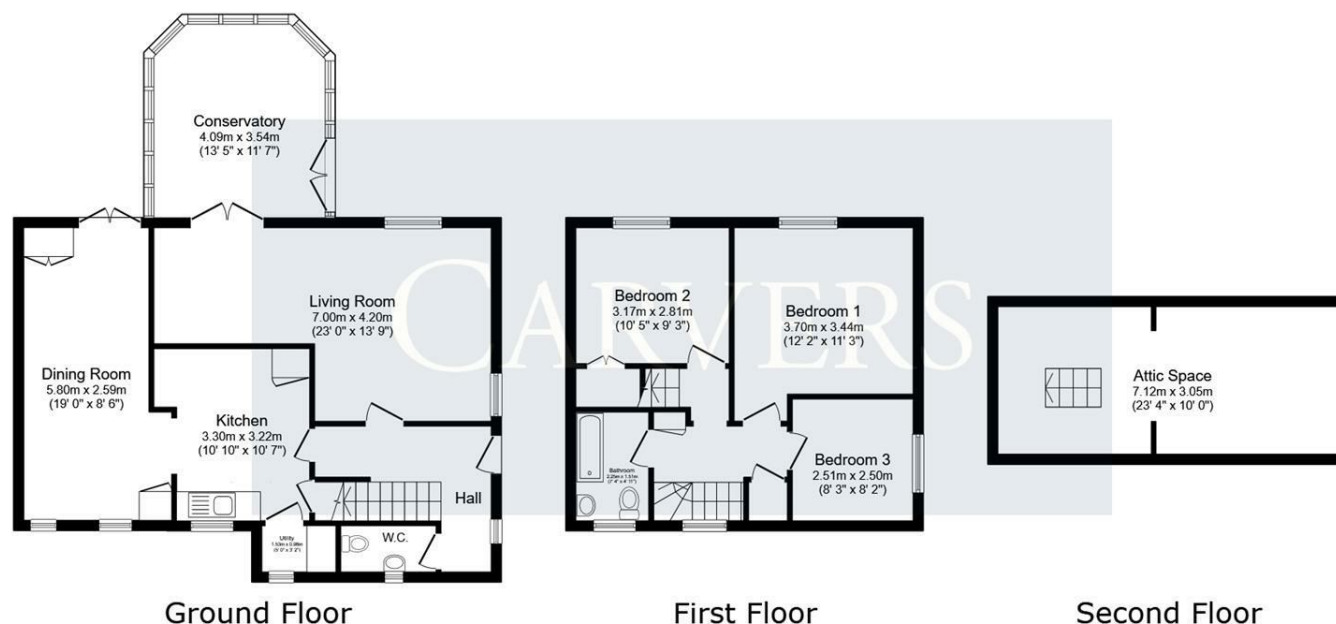
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Property Size

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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
		76
	52	

Property size taken from EPC
1259.00 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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