

CARVERS

SALES & LETTINGS

Greensfield Close

Faverdale, Darlington, DL3 0ED

Offers over £200,000

House - Semi-Detached

3

2

1

A very well presented modern semi-detached house, pleasantly situated on a cul-de-sac in this popular and convenient part of Darlington. The property provides well-proportioned accommodation which should appeal particularly to first-time buyers, young families and those looking for a home that is ready to move into.

The location is another definite advantage, being within easy reach of a good range of local shops and everyday amenities, whilst the A1(M) motorway is also just a short drive away, making this a particularly convenient choice for those commuting by road.

The accommodation briefly comprises an entrance hallway, a comfortable lounge with fireplace, separate dining room with UPVC French Doors opening directly onto the rear garden, and a fitted kitchen with a range of floor and wall units.

To the first floor there are three bedrooms, comprising two good-sized double bedrooms and a single bedroom, together with the bathroom/W.C.

Outside, the property occupies a good-sized plot with a lovely rear garden providing an attractive private space to enjoy and, unusually for a modern semi-detached house, there is also a garage together with a driveway, providing useful off-road parking.

Overall, this is a particularly well presented modern home in a convenient cul-de-sac position, offering comfortable accommodation, good outside space and excellent access to local amenities and the A1(M).









- Well presented and improved semi-detached property
- Three bedrooms two doubles and a single
- Cul de sac location
- Garage and driveway
- Very conveniently located close to shops and the A1(M)
- Lounge with fireplace dining room with French Doors to the rear
- Lovely mature good size rear garden
- No onwards chain!!



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

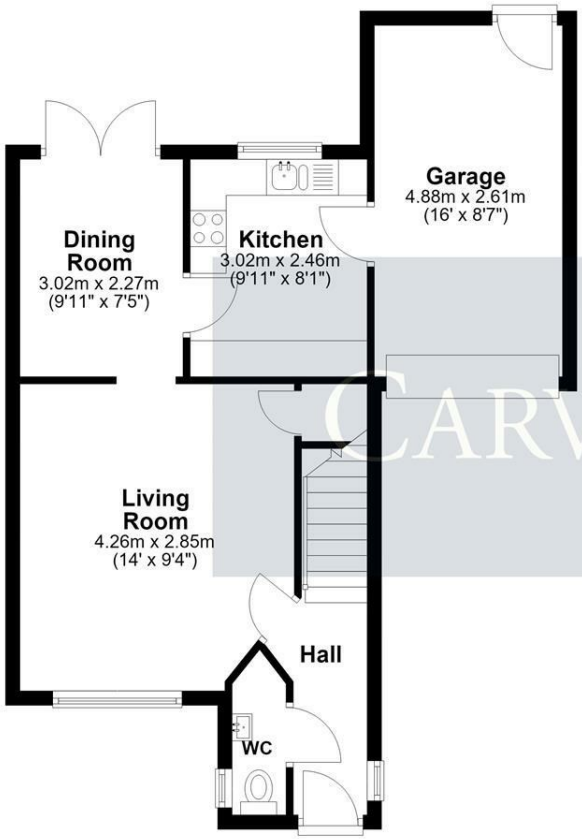
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



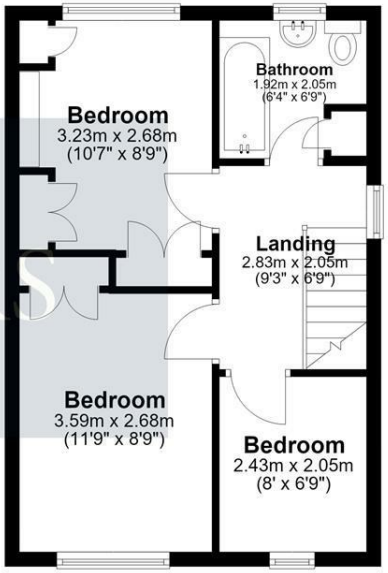




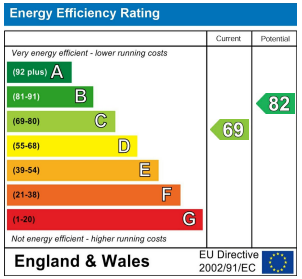
Ground Floor
Approx. 51.9 sq. metres (558.4 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



CARVERS



Property size taken from EPC
796.00 sq ft

Total area: approx. 87.3 sq. metres (939.2 sq. feet)

40 Greensfield Close, Darlington



The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

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.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk