



CARVERS
SALES & LETTINGS

Stockton Road
Darlington, DL1 2RZ
Price £240,000

House - Detached



Offered CHAIN FREE is this detached period home in Darlington. With bags of vintage character and huge potential this could, with some modernisation, be crafted into a wonderful family home. Prominently located on Stockton Road this unique double-fronted property is well known locally and is sure to attract interest. Internal accommodation consists of a cosy hallway, two reception rooms with period features, kitchen breakfast room and ground floor WC. The first floor holds three good-sized bedrooms and a separate WC and bathroom. Externally the property offers a paved courtyard garden and a large garage accessed by a gated roadway next to the property. In need of some remedial work the property is an ideal opportunity to create a fantastic home in a prominent location close to commuter networks and not far from Darlington town centre. EPC rating F, Darlington Borough Council tax band D.



- CHAIN FREE
- Period Detached Home
- Kitchen Breakfast Room
- Large Garage
- In Need of Modernisation
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden

General Information

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

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.

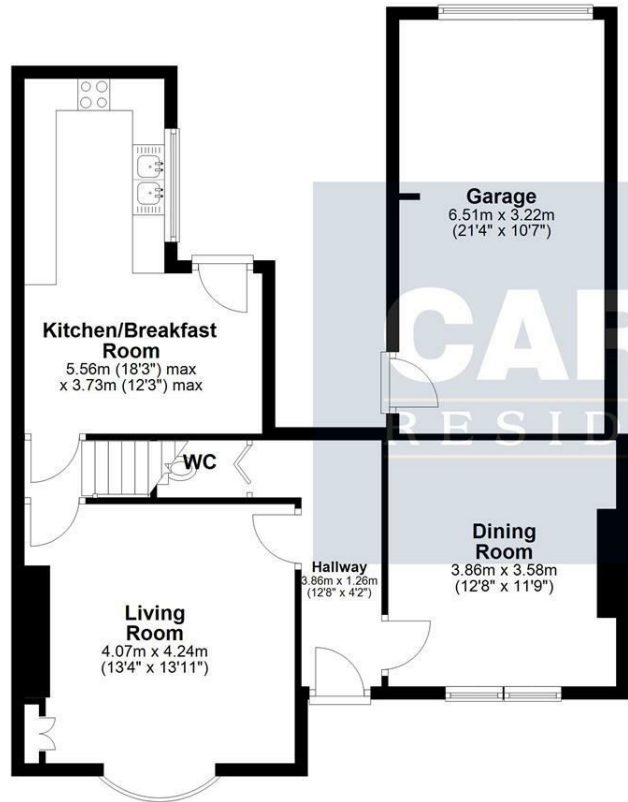
Property Size

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)



Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)

45 Stockton Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.