



CARVERS
SALES & LETTINGS

Orchard Road
Darlington, DL3 6HS
Offers in the region of £230,000

House - Terraced



A stunning property set over three floors which has been completed to the highest of standards and decorated exceptionally well throughout. Located within a popular residential area of Darlington with excellent local amenities upon its doorstep. The accommodation briefly comprises entrance hallway, two beautiful reception rooms and a simply magnificent kitchen/breakfast room. To the first floor there are three bedrooms and bathroom with a useful attic room to the uppermost floor - (accessed via reduced access stairs). Externally, early viewing is most definitely recommended to view this outstanding home.



- Set over three floors
- Immaculate condition
- Stunning home
- High quality throughout

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

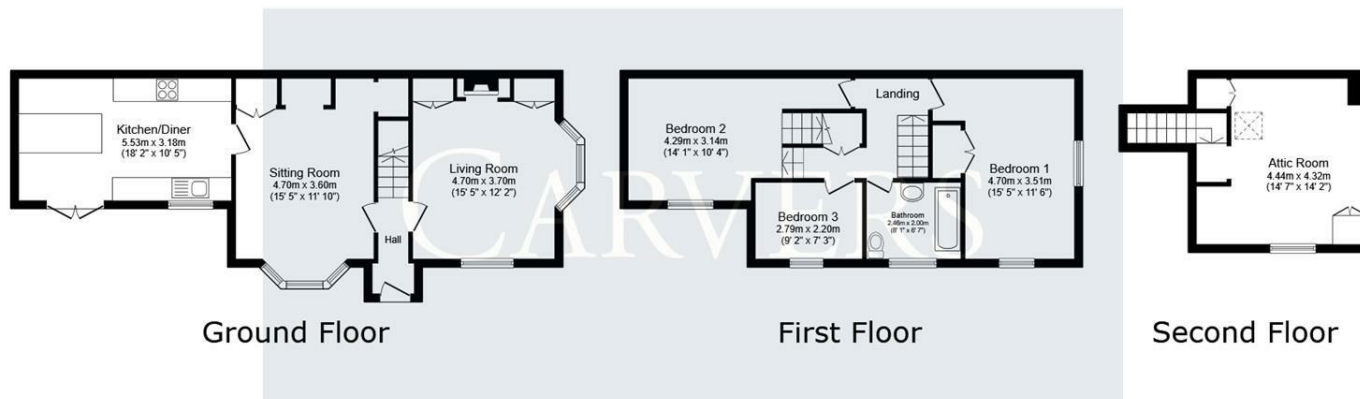
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Property Size

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 a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	79
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1356.00 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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