CARVERS

SALES & LETTINGS

Sandriggs

Darlington, DL3 0TP

Price £200,000

House - Semi-Detached

4

3

1

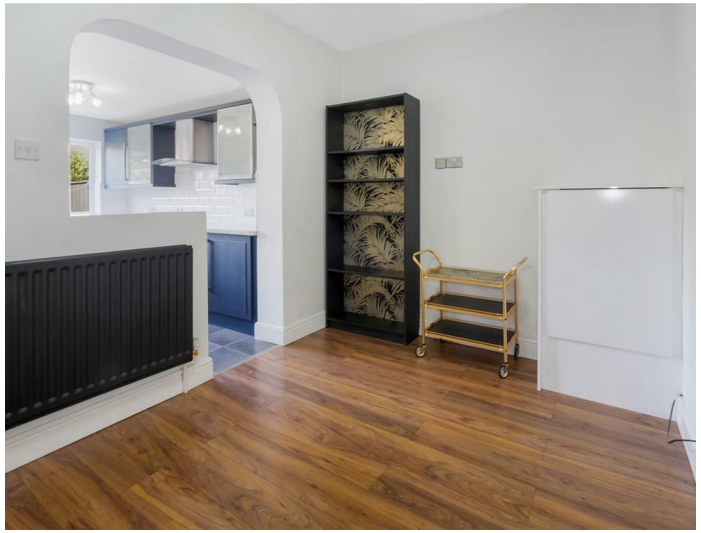
4 Bedroom properties in Sandriggs are rare as hens teeth..!

This delightful semi-detached house offers comfort and SPACE! making it an ideal family home.
With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts three inviting reception rooms, providing versatile areas for relaxation, possibly 2 living spaces if preferred (one for you, one for the kids!) or maybe formal dining or home office.

The heart of the home is the large open plan kitchen / dining / living designed for both functionality and warmth, ensuring that family gatherings and social events can be enjoyed in style. The single bathroom is located upstairs with a convenient W/C on the ground floor, catering to the needs of the household with ease.

The property includes parking for two vehicles, one on the driveway and a single garage, a valuable feature in today's busy world. The surrounding area of Sandriggs is known for its friendly community and accessibility to local amenities, making it a desirable location for families and professionals alike.

This semi-detached house presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood while enjoying the comforts of a spacious home. With its appealing layout and practical features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



- Large 4 bedroom semi-detached home
- Large open plan kitchen / dining / living
- 2nd living space or formal dining
- Patio garden
- Close to amienities and schools
- 4 Bedroom homes of this nature are a rare find
- Formal lounge
- Large utility
- Single garage and off road parking

GENERAL INFORMATION:

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

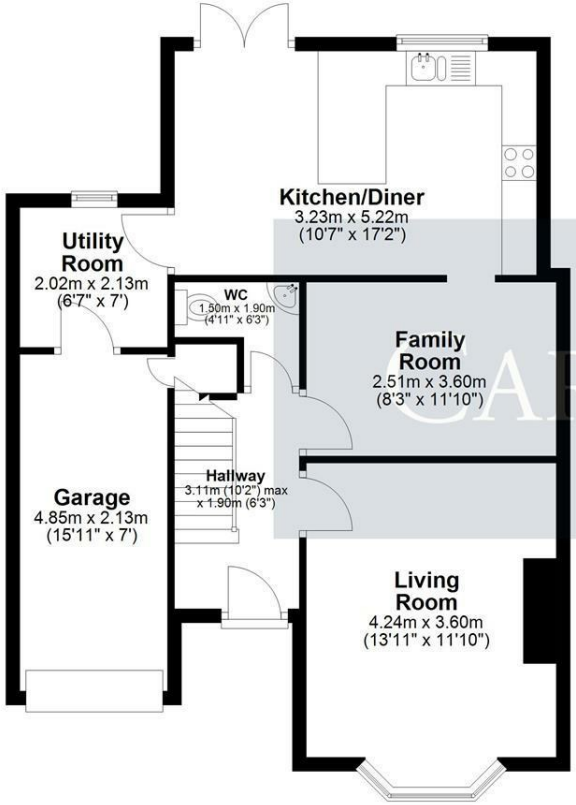
Buyers Identification Checks

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.

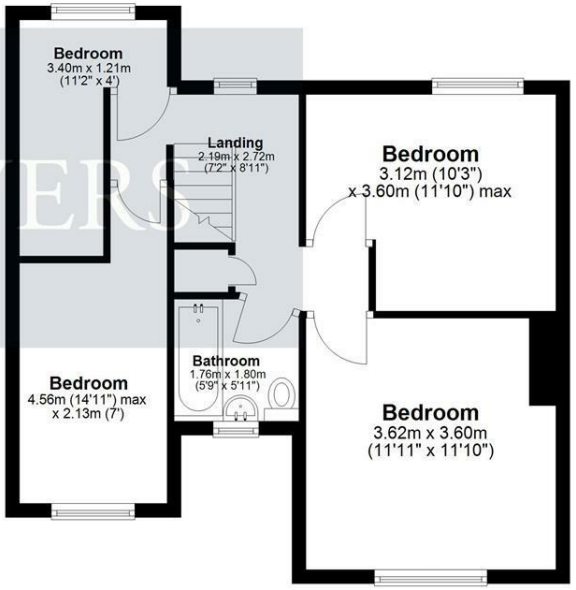
Property Size

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 e.g a conservatory and/or garage)

Ground Floor
Approx. 66.7 sq. metres (718.2 sq. feet)



First Floor
Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

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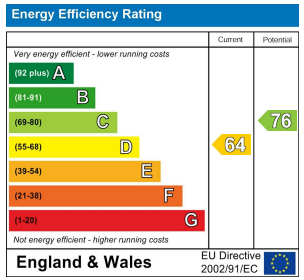

Property size taken from EPC
1119.00 sq ft

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.

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