



CARVERS
SALES & LETTINGS

Swaledale Avenue
Darlington, DL3 9AR
Offers in the region of £245,000

House - Semi-Detached

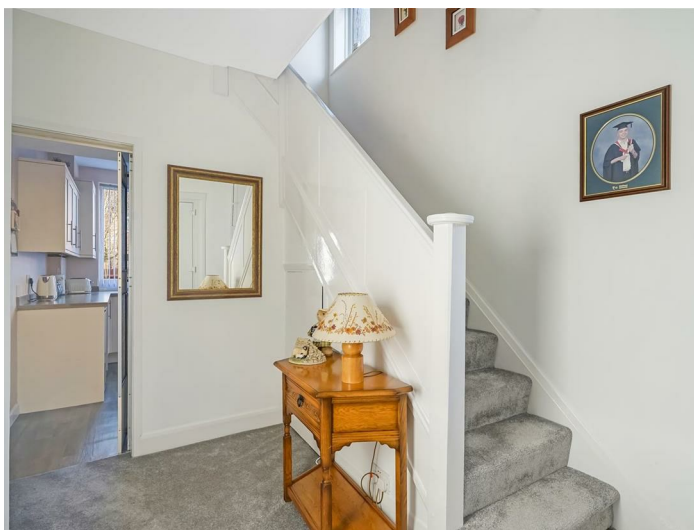


Located on the charming tree lined area of Swaledale Avenue in Darlington, this impressive three-bedroom semi-detached house offers a delightful blend of character. The property, presents a welcoming hallway that leads you into two spacious reception rooms, perfect for both relaxation and entertaining guests.

The fitted kitchen is equipped with integrated appliances, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find a well-appointed landing that leads to three comfortable bedrooms, providing ample space for family or guests. The family bathroom, complete with WC, adds to the convenience of this lovely home.

Externally, the property boasts a driveway that offers off-road parking, leading to a garage for additional storage or vehicle accommodation. The mature and established rear garden is a true highlight, providing a serene outdoor space for gardening, play, or simply enjoying the fresh air.

This semi-detached house is ready for you to move in and make it your own, offering spacious accommodation in a desirable location. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to view this charming residence in Darlington.



- Well regarded West End location
- Deceptively spacious
- Three bedrooms
- Drive allowing off road parking leading to garage
- Walking distance to excellent schools
- Suited to family buyers
- Mature, established gardens
- Properties within the west end are always in demand

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.

GENERAL INFORMATION

Tenure: Freehold

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

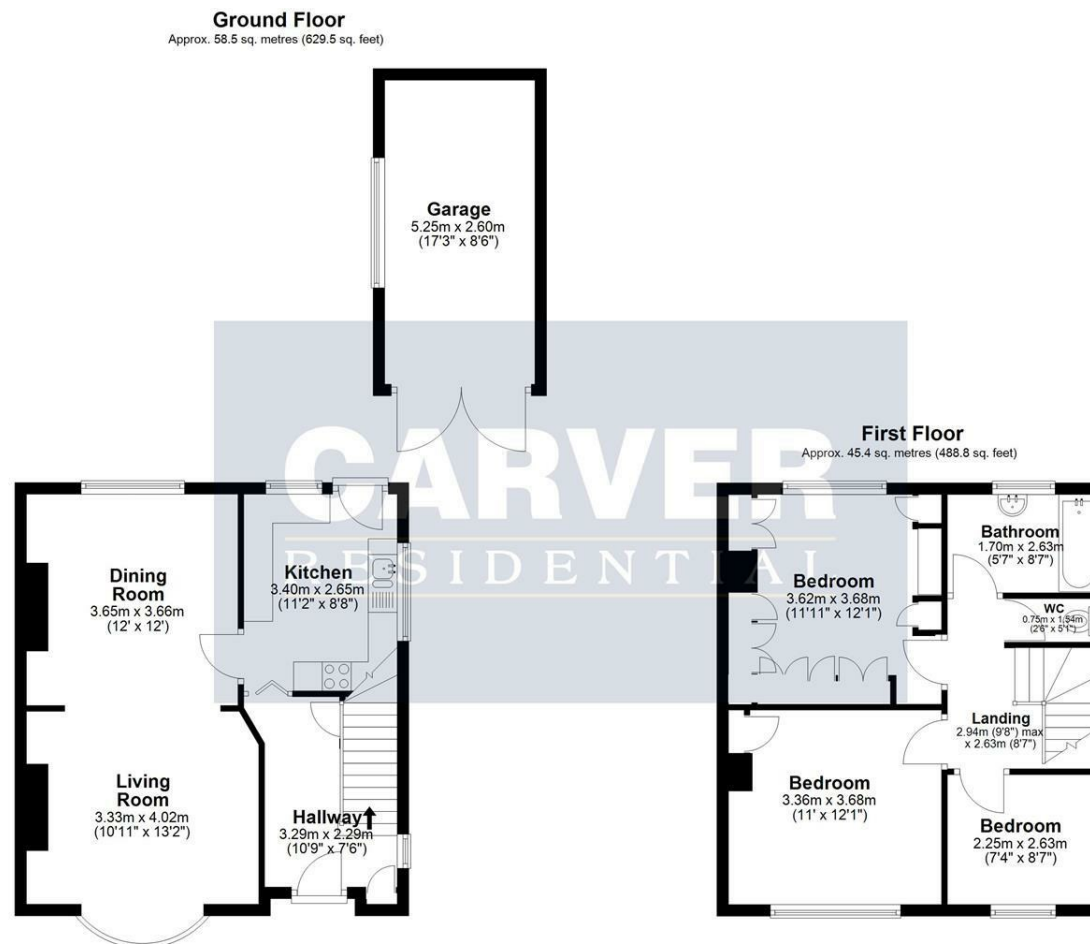
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

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)





Total area: approx. 103.9 sq. metres (1118.2 sq. feet)
77 Swaledale Avenue, Darlington

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		

Property size taken from EPC sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman **RICS** **naea propertymark** **arla propertymark** **Ethical Agent Network**

PROTECTED PROTECTED

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