



CARVERS
SALES & LETTINGS

Glenfield Road
Darlington, DL3 8DZ
Offers in the region of £285,000

House - Semi-Detached



Occupying a desirable position within the ever-popular West End of Darlington, this attractive three-bedroom semi-detached home offers beautifully presented accommodation with a thoughtfully designed layout that sets it apart from the standard semi-detached properties in the area.

The ground floor is both stylish and welcoming, featuring two elegant reception rooms, including a bright and spacious lounge with a charming bay window, while Karndean flooring flows seamlessly throughout the downstairs, creating a contemporary yet practical finish. The well-planned layout enhances the sense of space, making this a home perfectly suited to modern family living.

To the first floor are three well-proportioned bedrooms, served by a family bathroom/W.C.

Externally, the property continues to impress with a rear garden, ideal for relaxation or family time. A raised timber decked patio provides the perfect space for outdoor dining and entertaining, while the versatile summerhouse offers an excellent opportunity for those working from home, pursuing hobbies or simply seeking a peaceful retreat. To the front, there is a lawned garden and a driveway provides convenient off-street parking.

Situated on the highly regarded Glenfield Road, within Darlington's sought-after West End, the property is ideally placed for excellent local schools, amenities and transport links, making it an outstanding choice for families and professionals alike.

Viewing is highly recommended to fully appreciate the quality, character and individual layout this superb home has to offer.



- Beautifully presented semi with a thoughtfully planned layout
- Two lovely reception rooms lounge with a bay window
- Karndean flooring throughout the downstairs
- Very pleasant rear garden with wood decked patio
- Driveway for car parking
- Fabulous West End location
- Kitchen fitted with attractive floor and wall units
- Three bedrooms and bathroom with shower upstairs
- Summerhouse for relaxing or home working

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

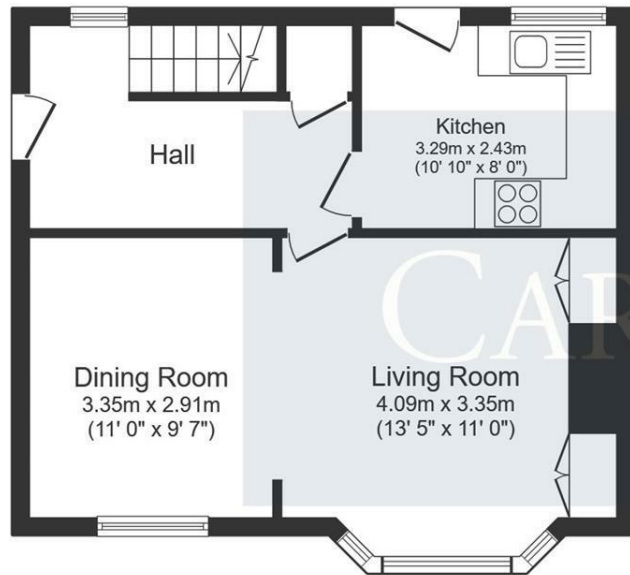
Buyers Identification Checks

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.

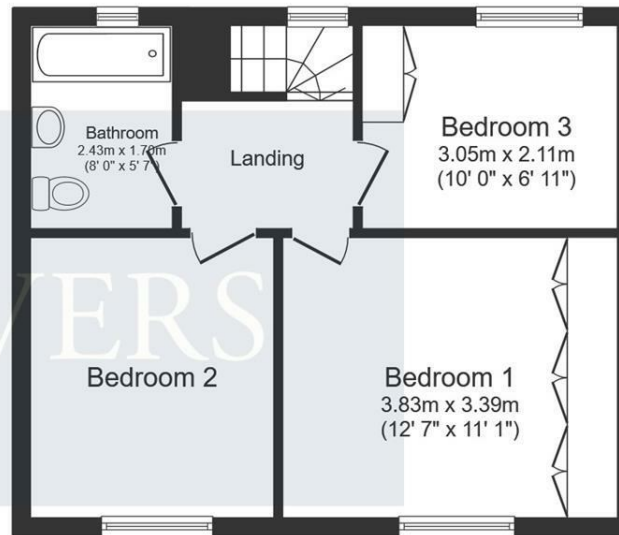
Property Size

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



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(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

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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