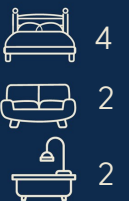




CARVERS
SALES & LETTINGS

Thornbury Rise
Darlington, DL3 9NE
Offers over £325,000

House - Semi-Detached



Nestled in the highly sought-after west end of Darlington, Thornbury Rise presents an impressive semi-detached house that is perfect for families seeking both space and comfort., within walking distance of excellent schools this charming older-style property boasts four generously sized bedrooms, making it an ideal home for those who value room to grow.

Upon entering, you are greeted by a spacious and welcoming hall that sets the tone for the rest of the home. The ground floor features two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The fitted kitchen is equipped with quality integrated appliances, ensuring that cooking is a pleasure rather than a chore. Additionally, a handy WC and utility area provide practical solutions for everyday living.

On the first floor, you will find the four well-proportioned bedrooms, The family bathroom/wc is conveniently located, catering to the needs of the household.

Outside, the property benefits from a driveway that accommodates several vehicles along with a garage for additional storage or parking. The west-facing rear garden is a delightful space, ideal for enjoying sunny afternoons or hosting summer barbecues.

This mature semi-detached home in a tranquil cul-de-sac location combines traditional charm with modern conveniences, making it a wonderful opportunity for those looking to settle in a desirable area of Darlington. Don't miss your chance to make this lovely property your new home.



- Impressive four bedroomed semi-detached home
- Situated within a small cul-de-sac just off Carmel Road North
- Four good sized bedrooms
- Ground floor cloaks/wc
- Mature established west facing rear garden
- Sought after West End location
- Deceptively spacious
- Two reception rooms
- Fitted kitchen/breakfast room
- Drive allowing off road parking and garage

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding D)

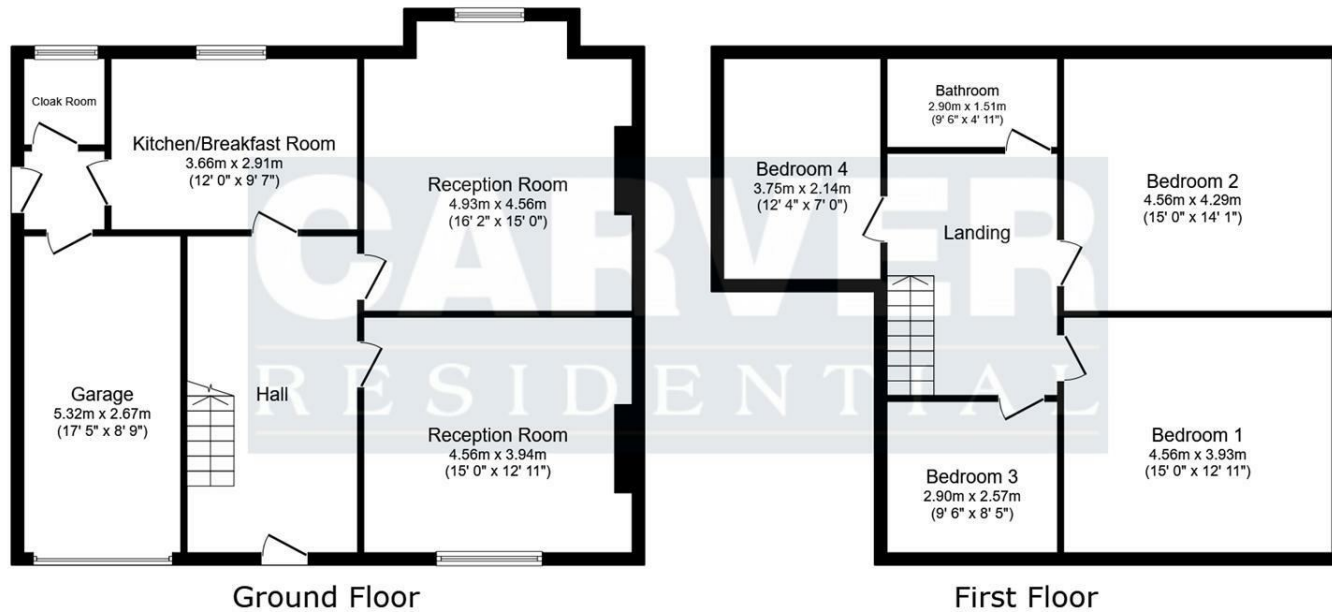
Buyers Identification Checks

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. conservatory, garage)





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(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
1237.00 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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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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