

CARVERS

SALES & LETTINGS

Stockton Road

Darlington, DL1 2RZ

Offers in the region of £275,000

House - Semi-Detached

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Occupying a fabulous large plot with the beautiful West facing rear garden a real feature, this is a stunning, deceptive period property offering well proportioned and extended accommodation with a whole host of impressive features including the high ceilings which give the house a very spacious and homely feel.

This most striking home briefly comprises on the ground floor; entrance lobby, large lounge/sitting room with beautiful wood flooring and feature fireplace, kitchen fitted with a most attractive range of floor and wall units with integrated appliances, study/dining room with a vaulted ceiling and French Doors leading to the rear, and there is a separate WC. To the first floor there are three double bedrooms, the master with a fireplace, a bathroom with a separate large shower cubicle, and a separate WC. Externally the plot is fantastic with lovely gardens, West Facing to the rear with a very pleasant patio area. There is a large garage and a driveway with parking for several vehicles.

There is potential for the property to be further extended both to the rear and into the large loft space, subject to the necessary permissions and consents being obtained.









- Stunning deceptive period property
- Gorgeous original features including fireplaces and high ceilings
- Three double bedrooms and large bathroom with separate shower
- Fabulous large plot with beautiful gardens-West facing rear
- Large garage and parking for several vehicles
- Beautiful reception rooms and downstairs w.c.



## 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 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.

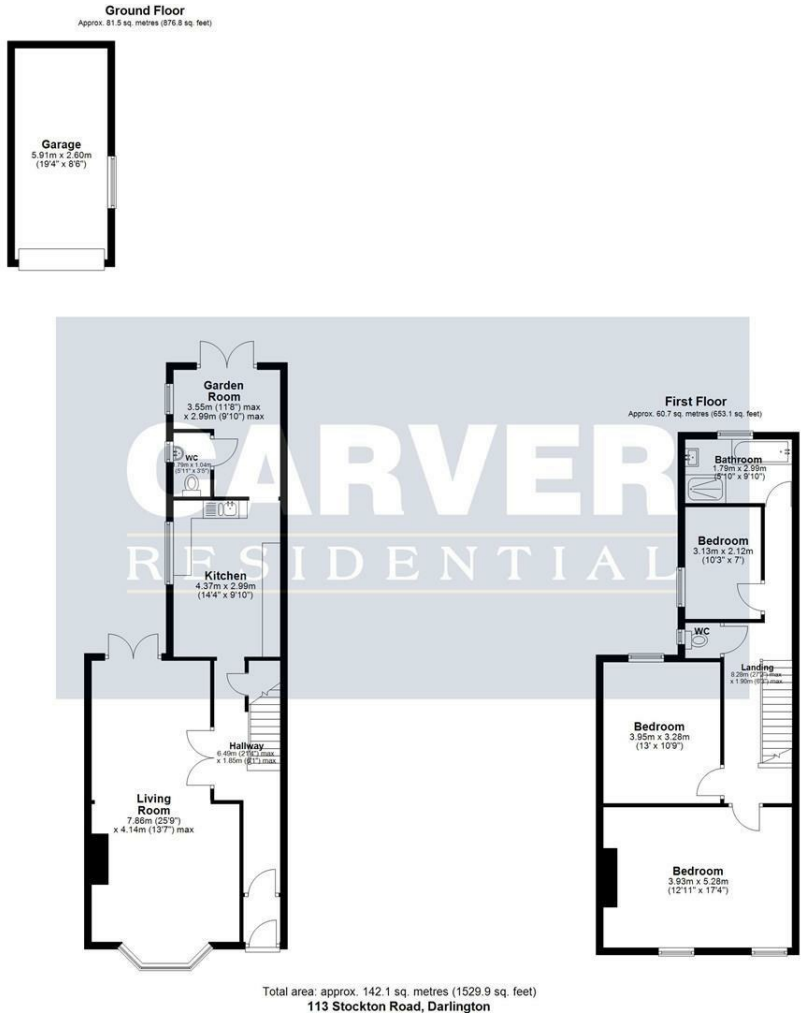
### Property Size

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)



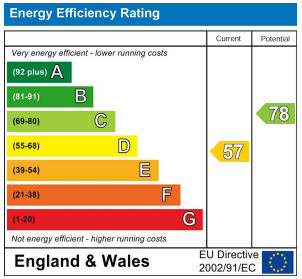







Total area: approx. 142.1 sq. metres (1529.9 sq. feet)

**113 Stockton Road, Darlington**




Property size taken from EPC
1420.00 sq ft





Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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