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ESTATE AGENTS

20 Carmel Gardens, Darlington, DL3 8JD
Offers In The Region Of £440,000



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The property at Carmel Gardens has been a much loved home for a number of years and has provided excellent space for the growing family with four double bedrooms, and a ground floor extension to allow for four reception rooms, kitchen and utility room.

The position within Carmel Gardens is very appealing as it has a generous frontage and is set back from the road and enjoys views over the green to the front. There is space for ample parking and this is in addition to the single garage (which measures 5.48m x 3.12m).

Whilst in ready to move into order the property would benefit from some updating and will allow for a long term family home with a versatile layout potentially lending itself well to multi-generational living.

The location within the heart of the West End is ideally placed for walking distance to the well regarded schools of the area. There are excellent transport links and regular bus services and you are able to walk into Darlington's town centre and Cockerton Village also.

Warmed by gas central heating and fully double glazed - viewing is highly encouraged as a property of its size, potential and location are rarely available.



TENURE: Freehold

COUNCIL TAX: D

RECEPTION HALLWAY

With a wooden floor and understairs storage cupboard. The return staircase leads up to the first floor.



CLOAKS/WC

With low level WC and handbasin

LOUNGE

19'9" x 12'4" (6.03 x 3.78)

The first of four reception rooms the lounge is dual aspect and of a good size with a stunning original parquet floor and a log burning stove at its heart. A bay window overlooks the front and French doors open onto the rear garden.

STUDY

12'4" x 8'10" (3.77 x 2.71)

second sitting room which overlooks the front aspect.



KITCHEN

9'4" x 11'10" (2.85 x 3.61)

Comprising an ample range of painted cabinets with a gas range oven, complementing worksurfaces and ceramic sink. The room has a window to the side and is open plan to a sitting room and the utility room.

SITTING ROOM

18'7" x 10'0" (5.67 x 3.06)

A large space which is open plan to the kitchen and has door opening to the front of the property for separate access. An internal door leads through to the fourth reception room.

DINING ROOM

15'10" x 13'1" (4.85 x 3.99)

A lovely space which has a skylight to the ceiling and French doors opening onto the garden, currently used a dining room.

UTILITY ROOM

With plumbing for an automatic washing machine and tiled surrounds.

FIRST FLOOR

LANDING

The landing is a lovely feature within itself with original wooden balustrade and a large window overlooking the green to the front.



BEDROOM ONE

13'4" x 11'2" (4.08 x 3.42)

The principal bedroom is a generous room and overlooks the rear aspect.

BEDROOM TWO

12'0" x 9'5" (3.68 x 2.88)

This double bedroom overlooks the front aspect and has a vanity handbasin.

BEDROOM THREE

10'5" x 8'9" (3.19 x 2.68)

Overlooking the rear aspect.

BEDROOM FOUR

12'5" x 9'0" (3.79 x 2.75)

This bedroom has views across the green to the front.

BATHROOM

The bathroom has a separate bath with corner shower cubicle which has a mains fed shower there is also a pedestal handbasin.

SEPARATE WC

With low level WC.

EXTERNALLY

There is a large front garden which is enclosed by mature hedging. The paved driveway allows for off street parking and there is a single garage which measures (5.48m x 3.12m) and has an electric roller door, light and power with the central heating boiler being situated here.

The rear garden is enclosed and mainly laid to lawn with a patio seating area and pathways.



TOTAL FLOOR AREA: 1785 sq ft. (164.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. Prospective buyers and tenants are advised to make their own measurements to ensure an accurate assessment.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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