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Kensington Gardens  
Darlington, DL1 4NG

**Offers over £160,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Located in the sought-after cul-de-sac of Kensington Gardens, just off Geneva Road, this semi-detached house offers a wonderful opportunity for those looking to create their dream home. This older-style property boasts a spacious hallway that leads to two generous reception rooms, perfect for both entertaining guests and enjoying family time.

The kitchen provides a functional space while the first floor accommodates three well-proportioned bedrooms, ensuring ample room for relaxation and rest. The shower room and separate WC, adds to the practicality of the home.

Outside, the property features a large driveway with parking space for several vehicles, along with a garage for additional storage or vehicle protection. The expansive rear garden presents a delightful outdoor space, ideal for gardening enthusiasts or for children to play.

While the property does require updating, it offers a fantastic canvas for personalisation and modernisation, allowing you to infuse your own style and preferences. With its prime location this home is conveniently situated near local amenities and transport links, making it an ideal choice for families.







- No onward chain
- Cul-de-sac location
- Deceptively spacious
- Two reception rooms
- Ideally suited to the family buyer.
- In need of updating
- Popular area easy access to schools, shops & bus routes
- large drive and garage
- Large rear garden

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

#### **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)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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