



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Dale Road
Darlington, DL3 8LX

Offers in the region of £260,000

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

Located on Dale Road in the West End of Darlington, this semi-detached house presents a wonderful opportunity for those looking to create their ideal home. The property retains many delightful period features, adding character and charm to the home, while also benefiting from modern conveniences such as gas central heating and double glazing.

With a generous layout, the property boasts two spacious reception rooms and an extended kitchen offering ample space, and a handy utility area. Upstairs, four well-proportioned bedrooms, a family bathroom and additional shower room provides comfortable living for a variety of buyers.

Outside, you will find a large south-facing rear garden, ideal for enjoying sunny days and hosting outdoor activities. The front of the property includes a drive that accommodates parking for several vehicles giving access to covered carport

While the home is in need of some updating, it offers a fantastic canvas for personalisation and improvement. With its spacious rooms and desirable location, this property is a rare find in Darlington. Whether you are a first-time buyer or looking to invest, this house has the potential to become a lovely family home. Don't miss the chance to make it your own!





- In need of some updating
- Extended to the rear
- Retains many period features
- Large south facing rear garden
- Well regarded West End location
- Larger mature, semi-detached property
- Two good sized reception rooms
- Four good size bedrooms
- Drive & carport
- No onward chain

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

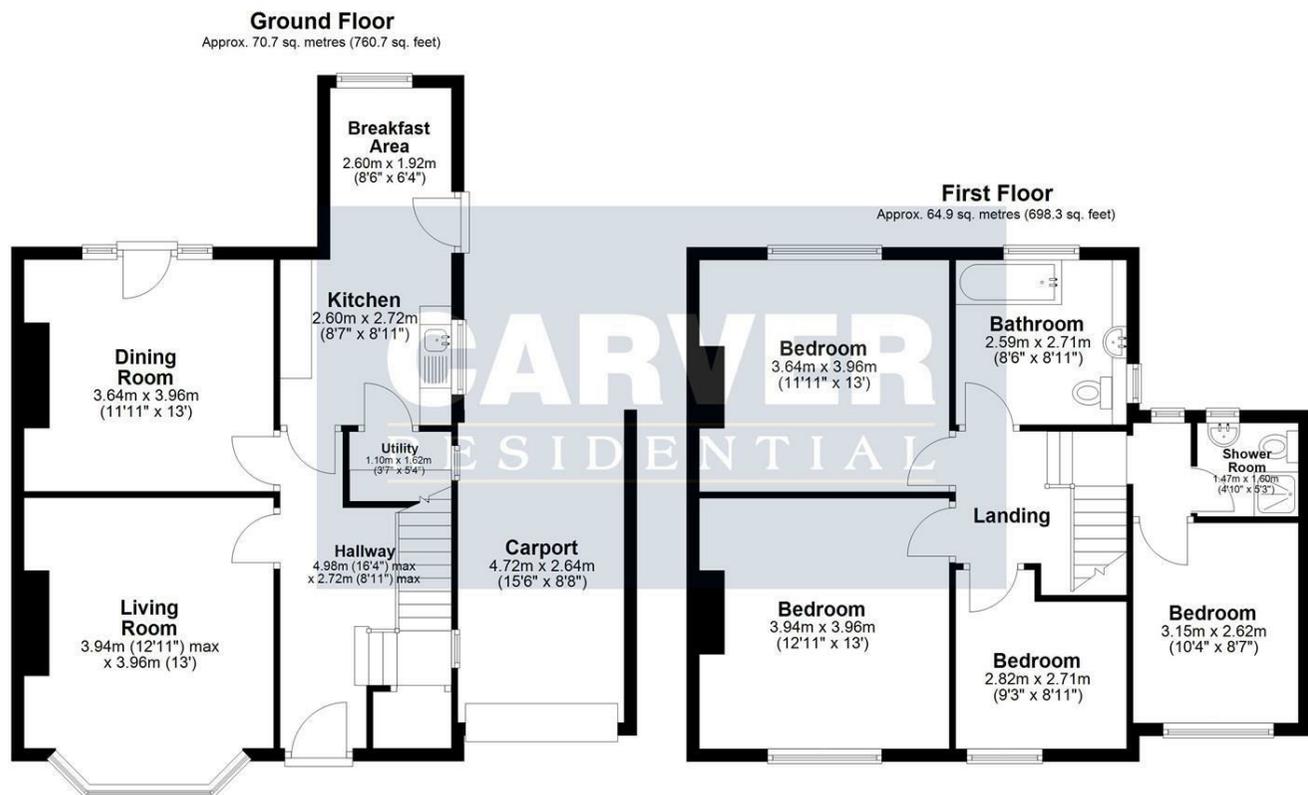
Local Authority: Darlington Borough Council (Tax Banding D)

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. this may potentially exclude a conservatory and/or garage)



Total area: approx. 135.5 sq. metres (1459.0 sq. feet)
29 Dale Road, Darlington

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

Floor Area from EPC -
 1345.00 sq ft

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
 Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
 Co Durham, DL3 7AA
 01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
 Co Durham DL5 4NB
 01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
 North Yorkshire, DL10 4QL
 01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire DL7 8LW
 01609 777710
northallerton@carvergroup.co.uk