



**Carmel Road South**

Darlington DL3 8DW

**Offers Over £280,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Carmel Road South

## Darlington DL3 8DW



- Three Bedroom Semi-Detached Property
- Close to Schools and Facilities
- No Onward chain

- Sought After West End Location
- Gardens to Front and Rear
- EPC Rating D

- Garage and Off Street Parking
- Priced to Sell
- Viewing Recommended

**\*\*STAR BUY, PRICED TO SELL WITH NO ONWARD CHAIN\*\***

In the desirable West End of Darlington, this charming semi-detached house on Carmel Road South offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

The house boasts a well-appointed bathroom, catering to all your daily needs. The spacious rooms throughout the property create a welcoming atmosphere, allowing for easy living and personalisation to suit your style.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, along with a garage for additional storage or secure parking. This is a rare find in such a sought-after location, making it a practical choice for busy households.

Carmel Road South is situated in a vibrant community, with local amenities, parks, and schools just a stone's throw away. This property not only offers a comfortable living space but also the benefits of a prime location in Darlington. Whether you are looking to settle down or invest, this home presents an excellent opportunity. Do not miss the chance to make this delightful property your own.

### Entrance Hall

Door to front, staircase to first floor landing and radiator.

### Reception Room One

12'10 x 11'1 (3.91m x 3.38m)

Upvc double glazed bow window to front, electric fire in surround and radiator.

### Reception Room Two

12'1 x 11'2 (3.68m x 3.40m)

Fireplace alcove, radiator and open aspect to kitchen/diner.

### Kitchen/Diner

16'3 x 6'8 (4.95m x 2.03m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Range style cooker with extractor over, space for a washing machine, tumble dryer and American style fridge freezer. Three Velux windows, to the rear, radiator and French doors to rear garden.

### Ground Floor Cloaks

W.c, wash hand basin and radiator.

### First Floor Landing

Feature window to side and access to loft via drop down ladder.

### Bedroom One

12'11 x 11'3 (3.94m x 3.43m)

Upvc double glazed window too front and radiator.

### Bedroom Two

12'1 x 11'2 (3.68m x 3.40m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

8 x 7'6 (2.44m x 2.29m)

Upvc double glazed window to front and radiator.

### Bathroom

Two Upvc double glazed obscure windows to rear, panelled bath, walk in double size shower cubicle, wash hand basin, w.c and radiator.

### Externally

To the front there is a low maintenance garden with off street parking and double gated access to the rear garden and garage.

To the rear the enclosed garden is mainly laid to lawn with a single detached garage.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 1,054 ft 2 / 98 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

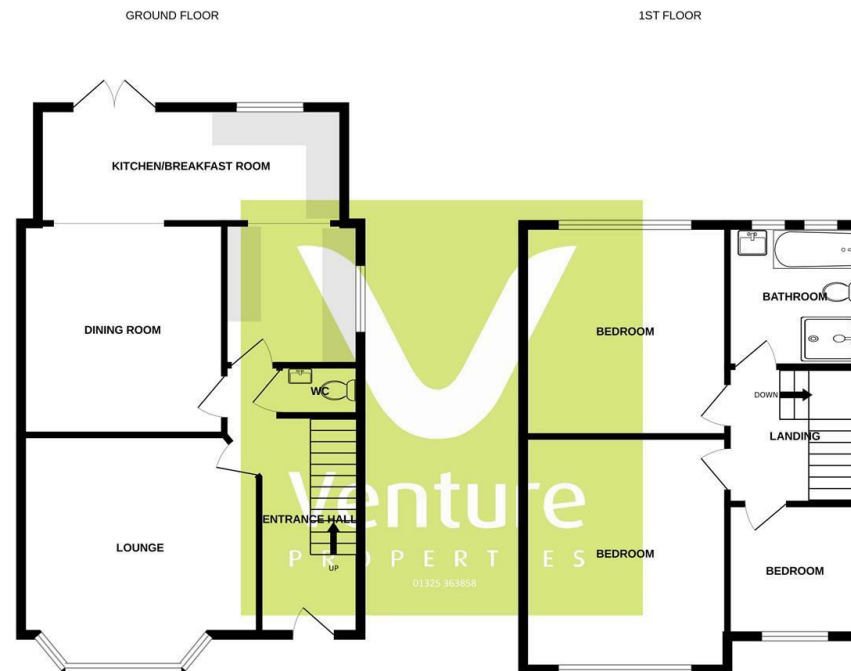
BT

Sky

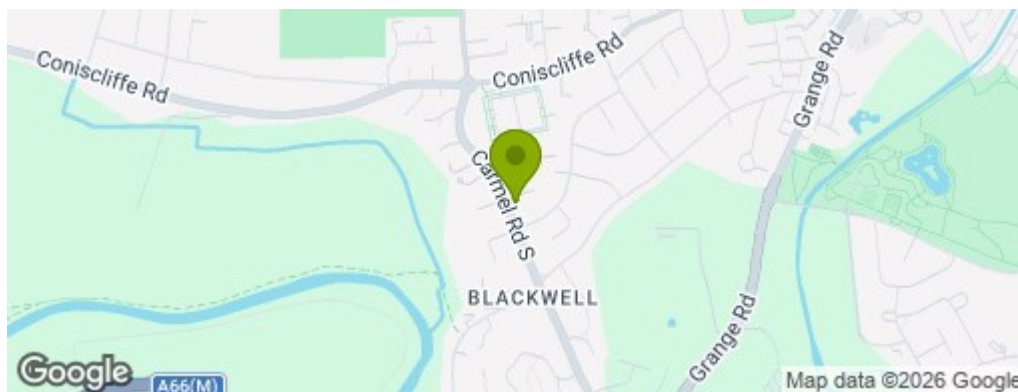
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### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## Property Information

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