



CARVERS
SALES & LETTINGS

Ampleforth Way
Darlington, DL3 9SG
£780 Per calendar month

House - Semi-Detached



Nestled in the charming area of Ampleforth Way, Darlington, this delightful terraced 3 bed house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious hallway that leads to a large living room, ideal for relaxation and entertaining. The dining room provides a lovely space for family meals, while the conservatory invites natural light and offers a serene spot to enjoy the garden views.

The well-fitted kitchen is both functional and inviting, making meal preparation a pleasure. Ascending to the first floor, you will find three generously sized bedrooms, each equipped with built-in cupboards, ensuring ample storage space. The layout is thoughtfully designed, with a separate WC and bathroom conveniently serving the bedrooms.

Externally, the property boasts a charming front garden and shared access to the side, leading to a large enclosed rear garden. This outdoor space is perfect for family gatherings or simply enjoying the fresh air, and it includes useful storage sheds for your gardening tools or outdoor equipment.

This home is an excellent choice for families or professionals seeking a spacious and well-appointed residence in a desirable location. With its generous living areas and convenient amenities, this property is sure to impress.

Council Tax: A
EPC: D





Energy Efficiency Rating		
	Current	Potential
Very 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

Property size taken from EPC
sq ft



Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 **Visit:** Any of our offices
Web: mortgageadvicebureau.com/carvers



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.







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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.