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Barnes Road
Darlington, DL3 9BN
Price £230,000

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

Welcome to the popular area of Barnes Road in Mowden, Darlington.

This fantastic semi-detached house has undergone a lot of behind the scenes improvements but is being offered up for sale for a new buyer being able to complete cosmetically and put their own stamp on it, paint how you would like it and complete by installing your own carpets. Spanning an impressive 947 square feet, the property boasts two spacious reception rooms, ideal for family relaxation and entertaining guests. The well-proportioned layout includes three inviting bedrooms, providing ample space for families or those seeking a home office.

The bathroom is dated but functional, catering to the needs of modern living. Outside, the property features a single garage and off road parking, ensuring that you and your guests will never be short of space.

The property sits on a larger than average corner plot including some further garden to the side. It is fully fenced and would be ideal outdoor space for a young family. Furthermore this home is situated in a friendly neighbourhood, close to fantastic highly regarded schools and of course great local amenities with Mowden shops nearby and transport links, making it an excellent choice for those looking to enjoy the best of Darlington. Offering a blank canvas and practical layout, this property is a wonderful opportunity for anyone seeking a new place to call home where they can make their own mark and make it their own!





- Semi-detached family home- Come and make it your own!
- 3 Bedrooms
- Sun room to rear
- Single garage and off street parking
- 2 reception rooms, large lounge leading into 2nd living or dining
- Family bathroom
- Fully fenced Large garden to rear (extra land to the side, beyond the fence)
- Popular Mowden location, great schools nearby and local amenities

GENERAL INFORMATION:

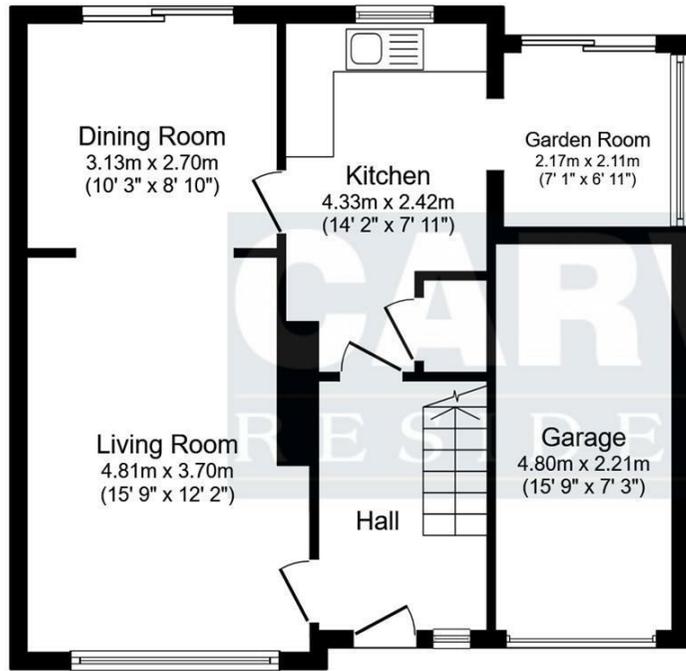
Tenure: Freehold
 Services: gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

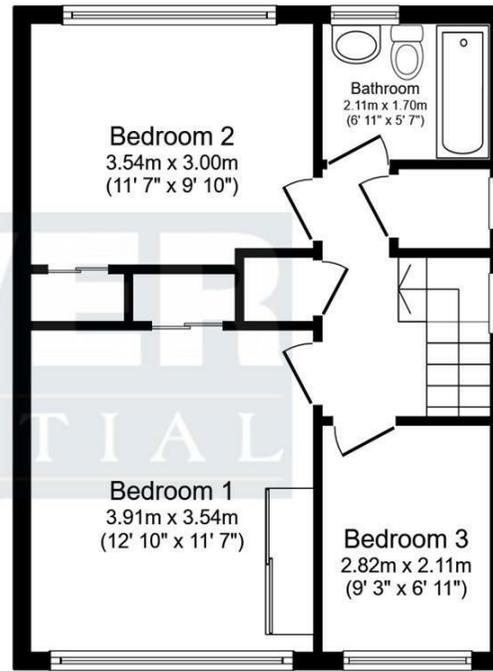
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)



Ground Floor



First Floor

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	

Floor Area from EPC -
947.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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