



**CARVERS**  
SALES & LETTINGS

Sandriggs  
Darlington, DL3 0TP  
Price £130,000

House - Semi-Detached



Welcome to Sandriggs, Darlington, a superb location, close to Cockerton and the handy shops of West Park. This delightful semi-detached house presents an excellent opportunity for those looking to get into the market or downsizers seeking a comfortable, inviting home. The property boasts two well-proportioned bedrooms, making it ideal for first time buyers, small families, couples, or investors looking to increase their portfolio.

Upon entering, you will find a warm and welcoming reception room that serves as a perfect space for relaxation after a hard day. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. To the rear quite a spacious utility room, with the family bathroom located at the top of the stairs..

One of the standout features of this property is the parking provision, which accommodates up to two vehicles. This is a significant advantage in today's busy world, providing peace of mind and convenience for residents and their visitors alike.

The location in Sandriggs offers a pleasant community atmosphere, with local amenities and transport links within easy reach. This makes it an attractive option for those who appreciate both tranquility and accessibility.

In summary, this semi-detached house in Sandriggs, Darlington, is a wonderful opportunity for anyone looking to settle in a friendly neighborhood. With its two bedrooms, inviting reception room, and parking for two vehicles, it is a property that combines comfort and practicality in a desirable location.



- Superb entry level home
- Close to amenities and transport links
- Large utility room
- Private patio garden
- Popular Sandriggs location
- 2 spacious bedrooms
- Off street parking for 2 vehicles

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

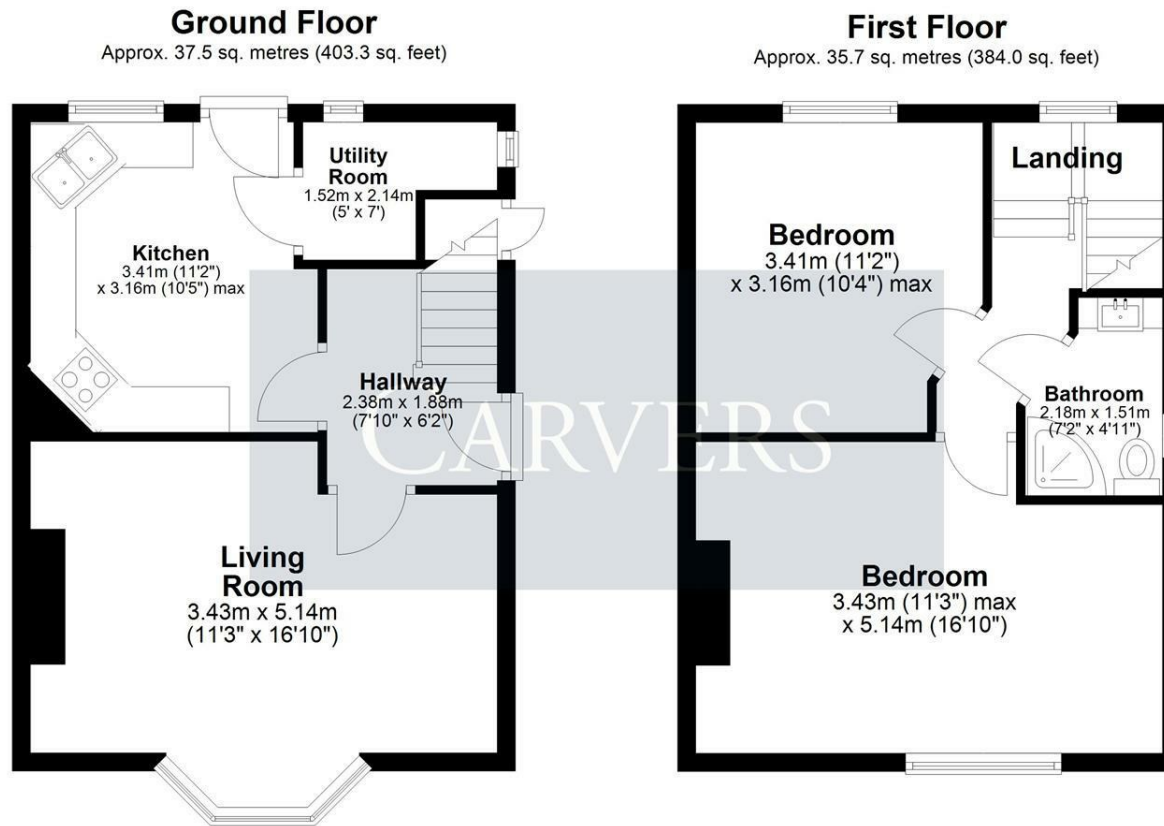
#### Buyers Identification Checks

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#### 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 e.g. a conservatory and/or garage)





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>65</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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property size taken from EPC  
785.00 sq ft

Total area: approx. 73.1 sq. metres (787.3 sq. feet)  
**8 Sandriggs, Darlington**

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