



# CARVERS

SALES & LETTINGS

Stonehaven Way

Darlington, DL1 3RG

Offers in the region of £142,500

House - Semi-Detached



Situated in a popular residential area close to a range of local shops, amenities and transport links, this semi-detached house offers well proportioned accommodation ideal for a first time buyer or property investor.

In brief the property comprises on the ground floor; entrance porch, good size lounge with fireplace and UPVC double glazed French Doors leading to the garden, separate dining room and a kitchen fitted with a range of floor and wall units. To the first floor there are two bedrooms and a bathroom/w.c. Externally there is a low maintenance forecourt garden to the front and a lawned garden to the rear with patio areas.

There is also a garage situated in an adjacent block to the rear of the house.



- Located close to local shops and amenities
- Well proportioned semi-detached house
- Lounge with fireplace and French Doors to the garden
- Separate dining room and refitted kitchen
- Two bedrooms and bathroom upstairs
- Gardens front and rear, lawned rear with patio
- Garage in an adjacent block to the rear

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

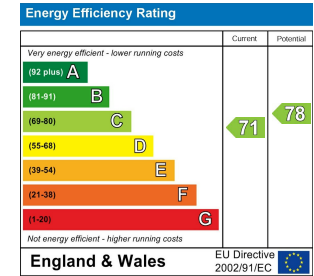
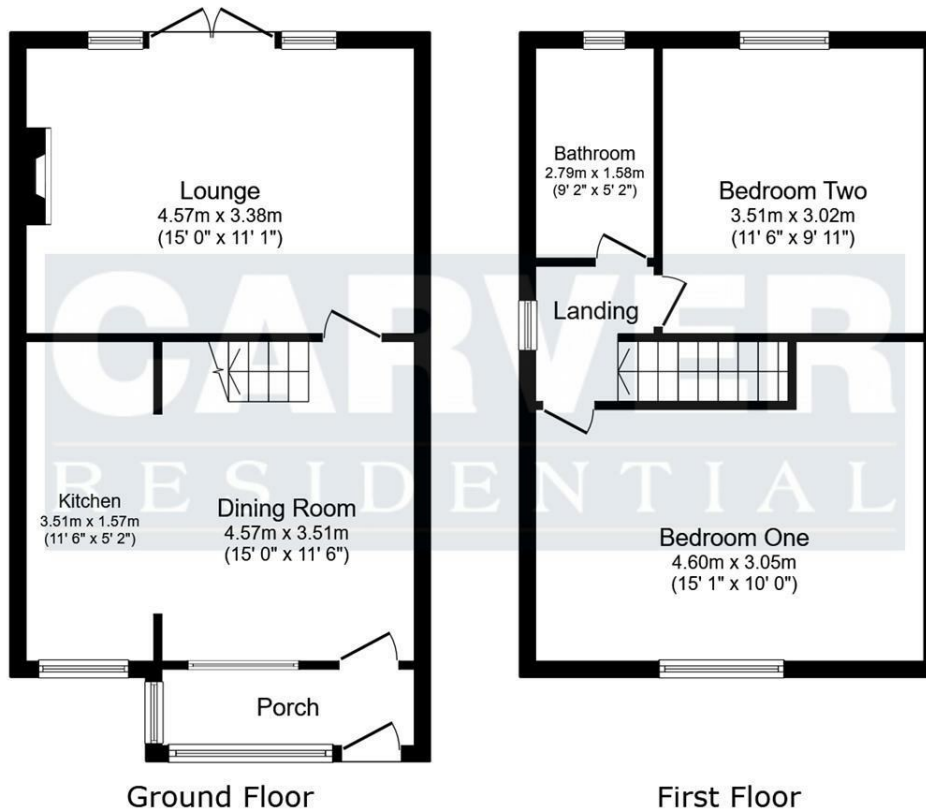
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#### Property Size

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 a conservatory and/or garage)





Property size taken from EPC 667.00 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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