



CARVERS

SALES & LETTINGS

The Paddocks

Gainford, Darlington, DL2 3GA

Offers in the region of £270,000

House - Semi-Detached



Occupying a very pleasant cul-de-sac location tucked away in a quiet corner of this popular attractive village which sits on a particularly picturesque stretch of the River Tees, this is a very well presented and much improved stone built house which offers well proportioned and elegantly styled accommodation.

This delightful home offers a fabulous mix of contemporary living yet retains a wonderful traditional feel, and it briefly comprises on the ground floor; entrance hallway, good size lounge with feature fireplace, wonderful large kitchen/dining room fitted with a most attractive range of floor and wall units, and there are UPVC double glazed French Doors leading to the garden. There is also useful utility room, storage area and a cloakroom/w.c. To the first floor the lovely master bedroom has an absolutely stunning refitted en-suite bathroom with separate shower, there are two further bedrooms and a family shower room which again has been recently re fitted.

Externally there is a pretty, low maintenance paved and gravelled walled garden to the rear and a block paved driveway to the front.



- Stunning stone built family home
- Fabulous cul-de-sac location in a picturesque village
- 3 Bedrooms beautiful refitted en-suite bathroom to master
- Good size lounge with fireplace
- Large kitchen/dining room with integrated appliances
- Utility room and separate w.c.
- Lovely low maintenance walled rear garden
- Driveway to the front

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

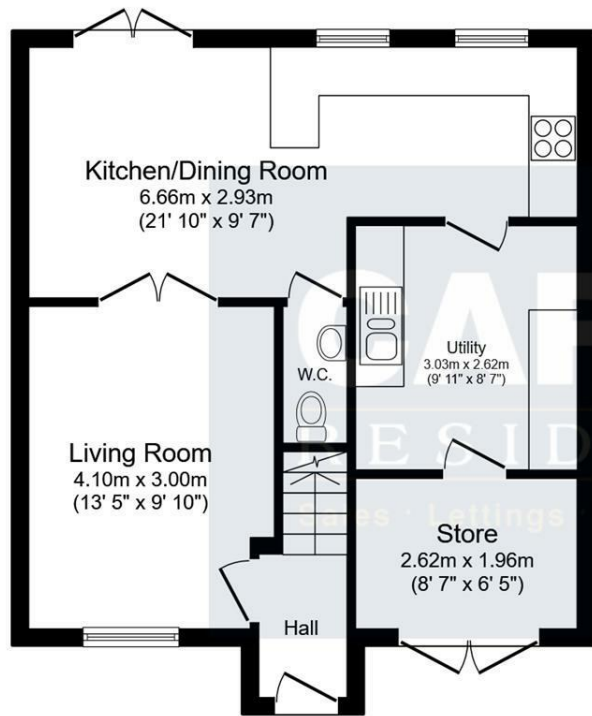
Buyers Identification Checks

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

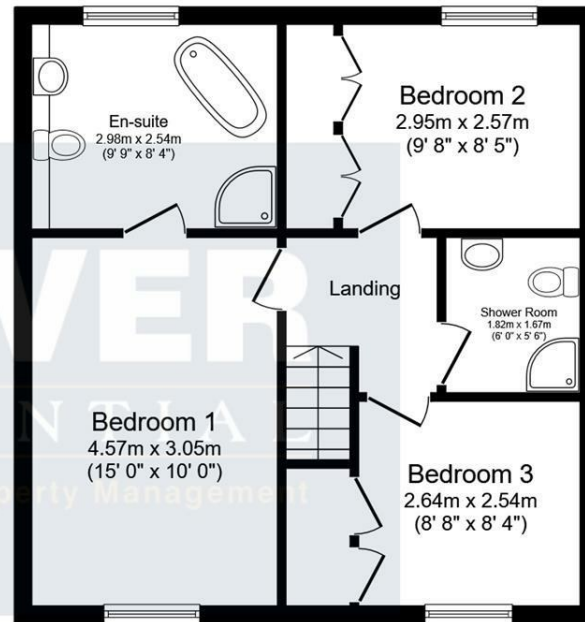
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Ground Floor

Floor area 50.0 m² (538 sq.ft.)



First Floor

Floor area 49.0 m² (528 sq.ft.)

TOTAL: 99.0 m² (1,066 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(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
1130.00 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.