

CARVERS

SALES & LETTINGS

Barrett Road

Darlington, DL3 8LB

Offers in the region of £275,000

House - Semi-Detached

3

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A well proportioned 3 bedroom semi-detached home in the popular Hummersknott area in Darlington's West End. This classic 1950s style home is requiring updating but offers great potential for someone looking to put their own stamp on their dream home.

The property benefits from generous spaces including a sizable entrance hall, living area, dining room leading to conservatory and galley style kitchen. Upstairs are three generous bedrooms and a family bathroom with separate W/C.

A huge draw to this home is the deceptive garden, offering a larger plot than most that had been maintained and landscaped over the years. To the back is the playing fields for Carmel Collage making this a great location for families looking to be within a stones throw from the popular schools including Hummersknott Academy.

Externally we have driveway parking and an extended garage creating the perfect space for storage and tinkering.









- Classic 1950s style home
- Next to popular West End schools
- Extensive garden at the back
- Requiring modernisation
- Scope for extension



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 Carvers 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

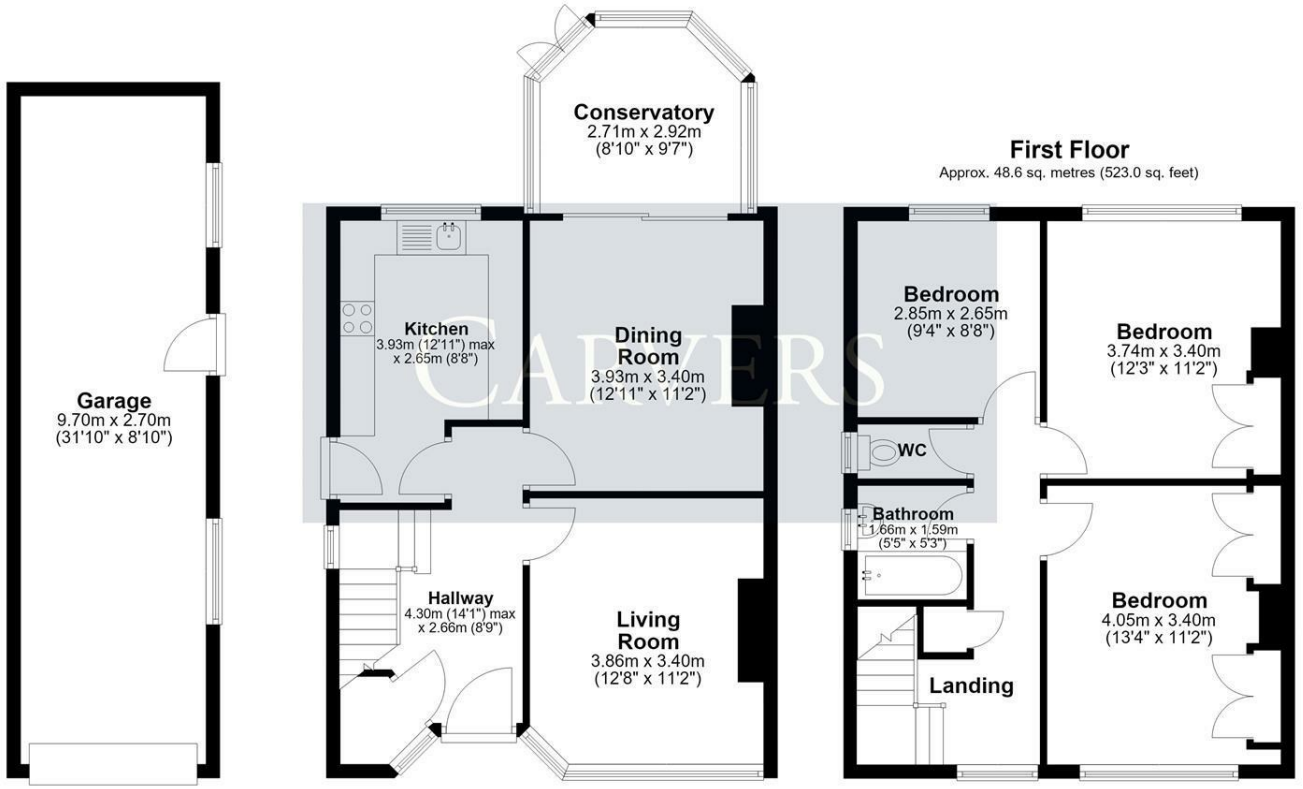
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





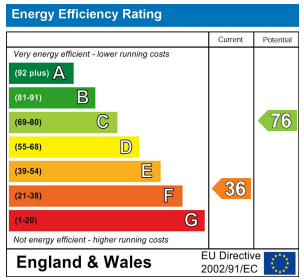


Ground Floor
Approx. 81.0 sq. metres (872.1 sq. feet)



Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

32 Barrett Road, Darlington



Property size taken from EPC
1065.00 sq ft



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