



CARVERS
SALES & LETTINGS

John Williams Boulevard
Darlington, DL1 1LR
Offers in the region of £170,000

House - Semi-Detached



A very well presented and much improved modern semi-detached house, offering well-proportioned accommodation which has been enhanced and updated by the current owner. The property provides a comfortable and practical home with attractive living space and gardens to both the front and rear.

The accommodation begins with an entrance hallway and useful cloakroom/W.C., leading through to a good-sized lounge. The lounge has UPVC double-glazed French doors opening directly onto the rear garden, creating a pleasant connection between the living space and the outside.

There is also a well-appointed kitchen/dining room, fitted with an attractive range of floor and wall units incorporating integrated appliances, providing a good-sized space for both everyday dining and entertaining.

To the first floor are three bedrooms, with the master bedroom being particularly well proportioned, together with a family bathroom/W.C.

Outside, the property has gardens to both the front and rear, with the rear providing a pleasant space for sitting out and enjoying the garden. There is also the benefit of a dedicated car parking space.

A particularly well presented modern home which has been improved by the current owner and offers comfortable accommodation in a convenient residential setting.



- Well presented and improved semi
- Lounge with French Doors to the rear
- Three bedrooms two doubles and a single
- Low maintenance gardens rear with wood decked patio
- Good size accommodation
- Kitchen/Dining room with integrated appliances
- Lovely refitted bathroom with shower
- Car parking 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)

Green Levy: £106.00 per calendar year

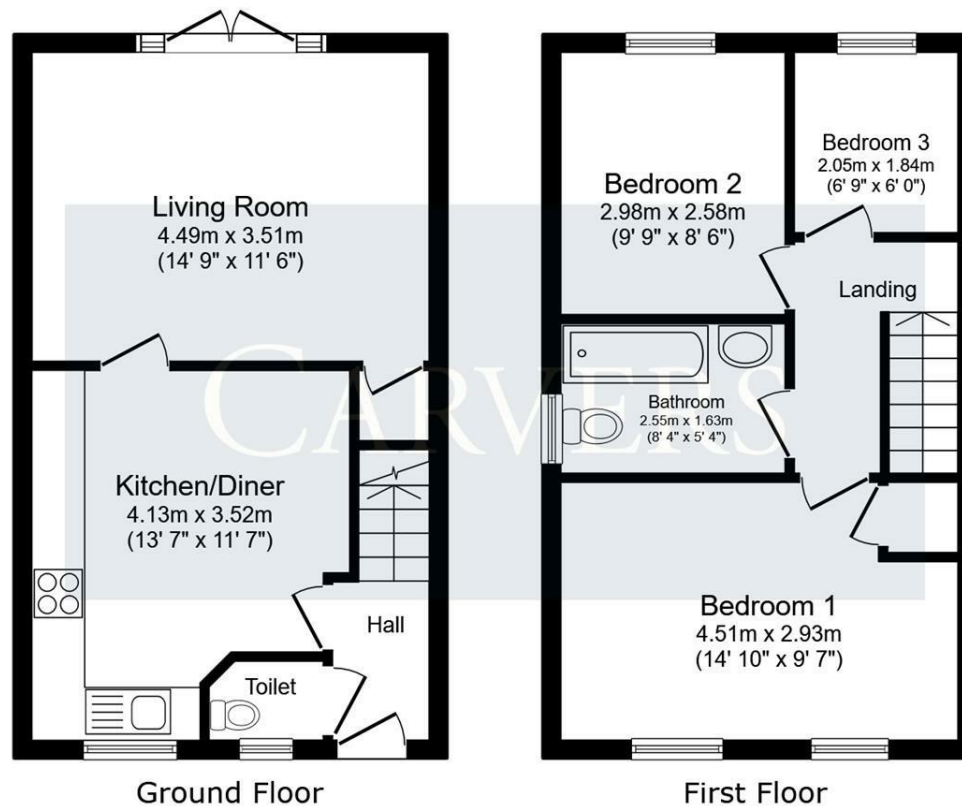
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Property Size

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) A		91
(81-91) B		
(69-80) C	79	
(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
753.00 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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