CARVERS

SALES & LETTINGS

Briar Walk

Darlington, DL3 8QU

Offers in the region of £330,000

House - Semi-Detached

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Occupying a delightful position within a quiet cul-de-sac in the heart of Blackwell, one of Darlington's most prestigious West End locations, this traditional bay-fronted semi-detached home presents an excellent opportunity to acquire a property with tremendous potential. Standing on a generous plot with a lovely west-facing rear garden, the property offers buyers the chance to modernise and create a superb family home in a highly sought-after setting.

The accommodation is well proportioned throughout and briefly comprises an entrance porch leading into a welcoming reception hallway, an attractive bay-fronted lounge with feature fireplace, a separate dining room, also enjoying a fireplace, together with a conservatory overlooking the rear garden. There is also a kitchen fitted with floor and wall units. The ground floor has been extended to provide utility room and a convenient shower room. To the first floor are three bedrooms, including two generous doubles and a good-sized single bedroom, complemented by a shower room and separate WC.

Externally, the property enjoys lawned gardens to both the front and rear, with the west-facing rear garden providing an ideal space to enjoy the afternoon and evening sunshine. A detached garage and a substantial driveway offer ample off-street parking.

Properties in this established cul-de-sac rarely come to the market, particularly those offering such outstanding scope for improvement in one of Darlington's finest residential areas.

- Good size extended semi on a small cul de sac
- Good size plot with West facing rear garden
- Two generous reception rooms, conservatory and kitchen
- Updating and modernisation required
- Situated in the heart of Blackwell
- Three bedrooms shower room and w.c. upstairs
- Shower room and separate utility room downstairs

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

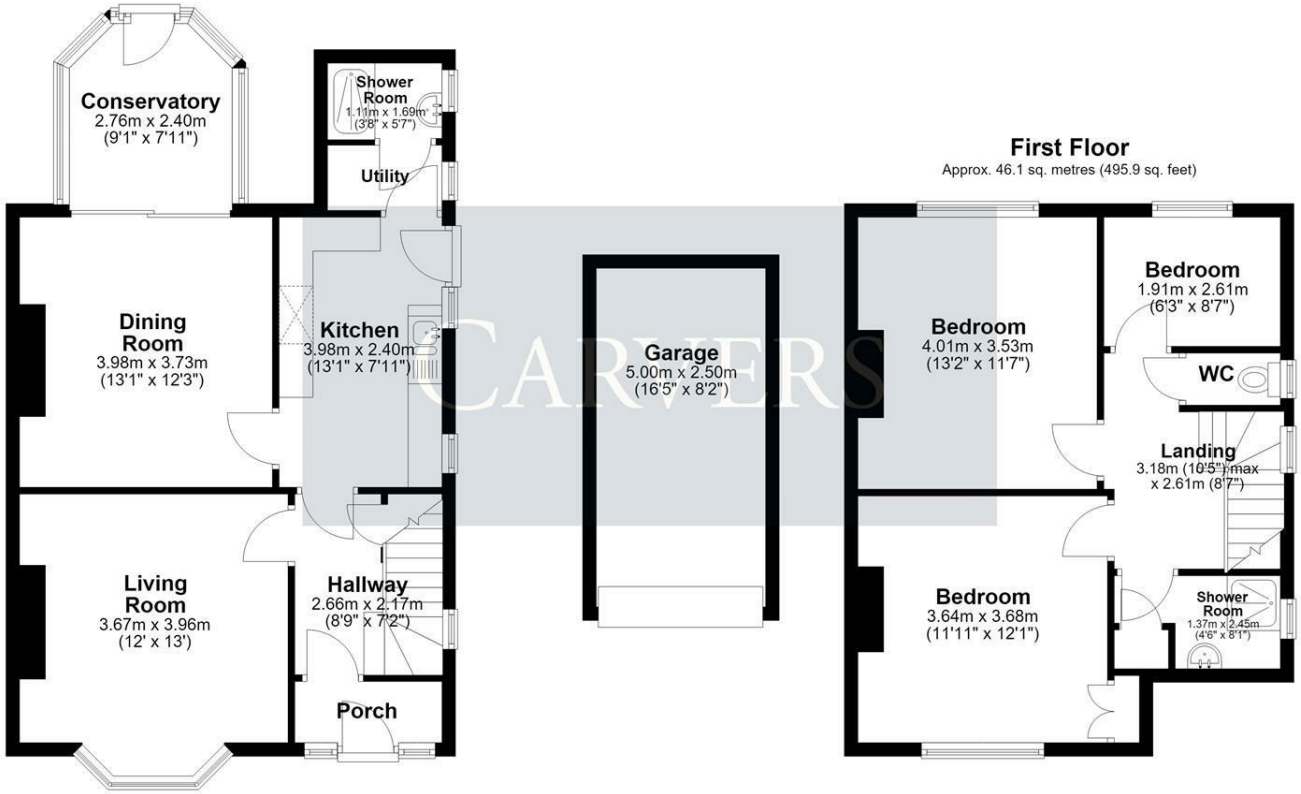
Buyers Identification Checks

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

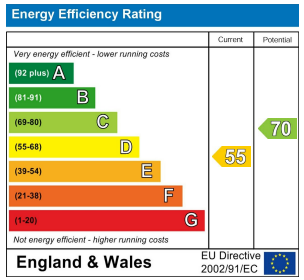
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

Ground Floor
Approx. 71.4 sq. metres (768.5 sq. feet)



Total area: approx. 117.5 sq. metres (1264.4 sq. feet)

9 Briar Walk, Darlington



Property size taken from EPC
1054.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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.

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