



CARVERS

SALES & LETTINGS

Polam Road

Darlington, DL1 5NW

Offers in the region of £360,000

House - Terraced



Situated within a sought-after and convenient West End location, this substantial period townhouse at 5 Polam Road offers generous and versatile accommodation set over multiple floors, making it an ideal purchase for growing families.

The property retains a wealth of original character, with attractive features including fireplaces and elegant moulded cornice work, adding charm and a sense of heritage throughout. While the home would benefit from some modernisation, it presents an excellent opportunity for a buyer to update and personalise to their own taste.

The accommodation is well laid out, with three bedrooms and a refitted family bathroom located on the first floor. The second floor provides a further four bedrooms, offering superb flexibility for larger families, guest space or home working.

To the ground floor, the property offers spacious living areas with a large lounge which has a large bay window, separate dining room with UPVC double glazed French Doors leading to the garden, kitchen/breakfast room, garden room, utility room and a separate w.c. The ground floor is complemented by a large basement which provides excellent storage or potential for further development, subject to the necessary consents.

Externally, the property stands on a good-sized plot with gardens to both the front and rear, along with the added benefit of a double garage.

A rare opportunity to acquire a home of this scale and character, with fantastic potential in a desirable location.



- Substantial period townhouse set across four floors
- Spacious versatile living accommodation
- West End location close to the town centre
- Double garage accessed by the rear service lane
- 6/7 Bedrooms across the top two floors
- Some lovely original features
- Large basement/cellar
- Gardens front and rear

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 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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
2120.00 sq ft

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