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64, Orchard Road,  
Darlington, DL3 6HR  
**Price £165,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

PRICED TO SELL WITH NO ONWARD CHAIN!! Orchard Road, Darlington is a highly regarded road in the ever popular "Denes" area of town, close to Darlington Memorial Hospital and a short walk to Darlington's town center.

This delightful terraced house is a beautiful example of homes in this area and presents an excellent opportunity for families and professional individuals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

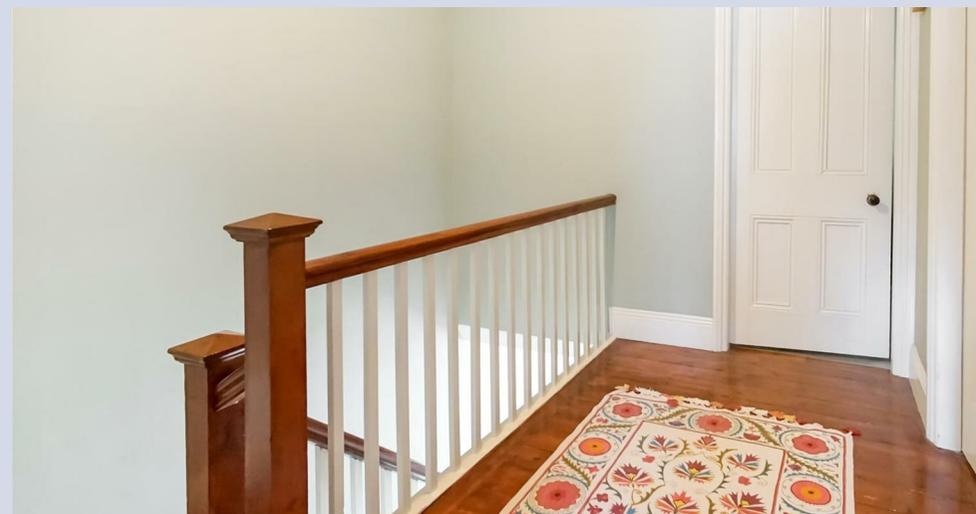
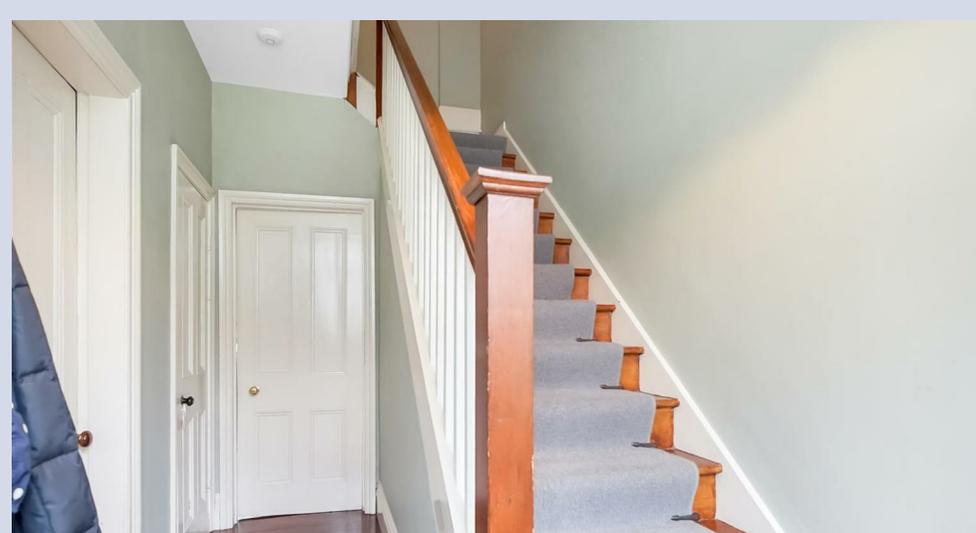
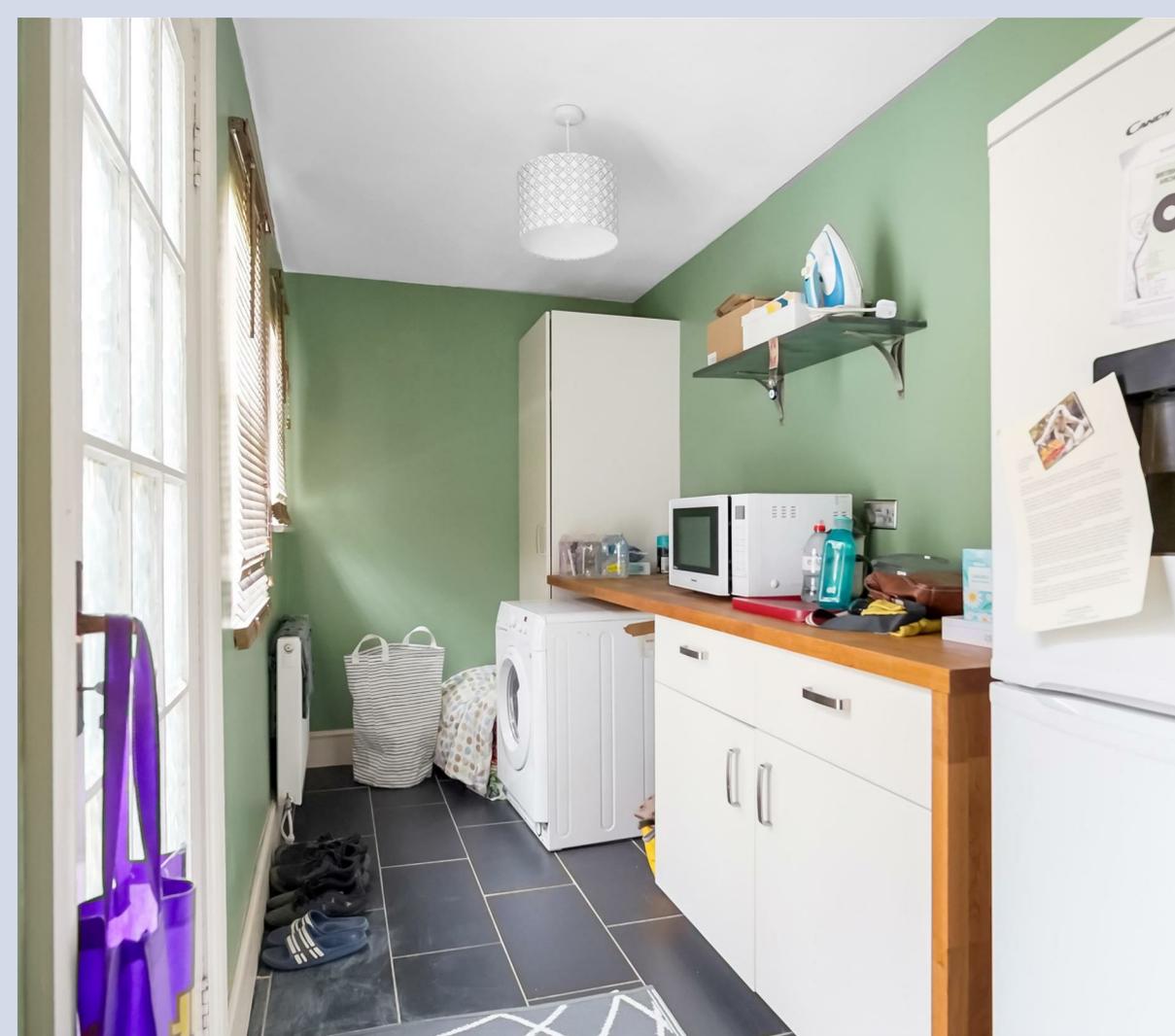
Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy night in the lounge to the front or open plan kitchen / dining area to the rear for entertaining where you can still be part of the party and host at the same time.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day. The layout is tradition in design with a stunning bathroom, designed for both functionality and comfort. The layout ensures ease of access for all members of the household.

Situated in a desirable area of Darlington, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The neighbourhood has a friendly community spirit, making it an ideal place to settle down.

In summary, beautiful period terraced property on Orchard Road is a wonderful opportunity for those seeking a comfortable and inviting home in a vibrant area. With its generous living spaces and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your "Home".





- Beautiful example of a terraced home in Popular area of "The Denes"
- Large stunning bathroom
- Open plan Kitchen / dining to rear
- Courtyard garden to front
- 3 Bedrooms
- NO ONWARD CHAIN
- Formal lounge to the front, retaining period features
- Patio garden to rear
- Superb location, close to all amenities, schools etc.

**GENERAL INFORMATION:**

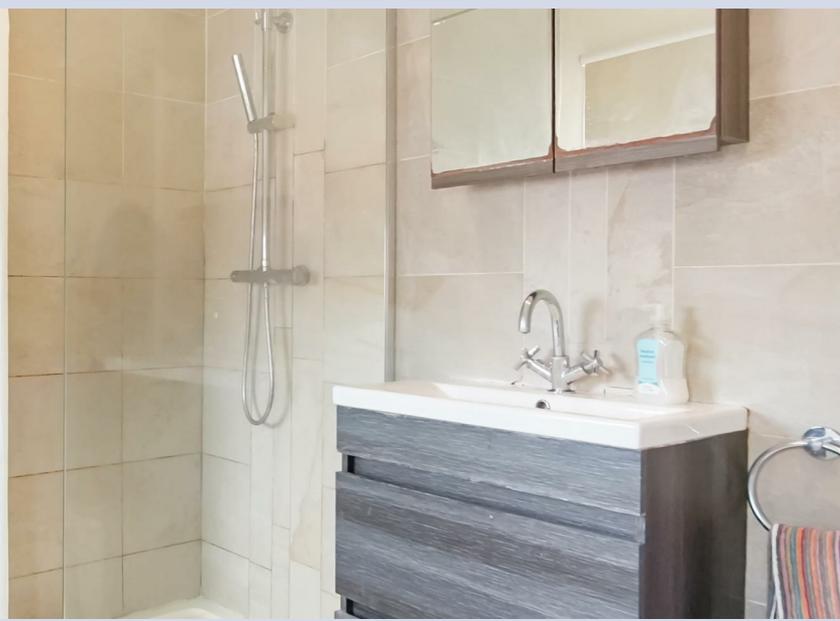
Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding B)

**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)

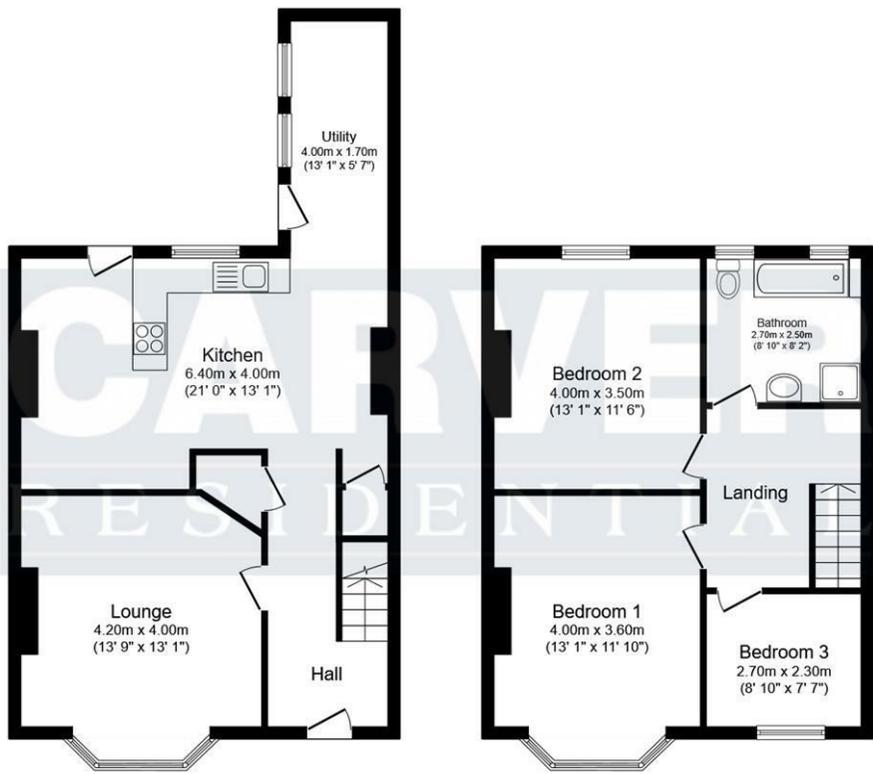








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		82
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Floor area 60.0 sq.m. (646 sq.ft.)

**First Floor**  
Floor area 53.1 sq.m. (571 sq.ft.)

Total floor area: 113.1 sq.m. (1,217 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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Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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