



CARVERS

SALES & LETTINGS

Swaledale Avenue

Darlington, DL3 9AR

Offers in the region of £245,000

House - Semi-Detached



Located on the charming tree lined area of Swaledale Avenue in Darlington, this impressive three-bedroom semi-detached house offers a delightful blend of character. The property, presents a welcoming hallway that leads you into two spacious reception rooms, perfect for both relaxation and entertaining guests.

The fitted kitchen is equipped with integrated appliances, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find a well-appointed landing that leads to three comfortable bedrooms, providing ample space for family or guests. The family bathroom, complete with WC, adds to the convenience of this lovely home.

Externally, the property boasts a driveway that offers off-road parking, leading to a garage for additional storage or vehicle accommodation. The mature and established rear garden is a true highlight, providing a serene outdoor space for gardening, play, or simply enjoying the fresh air.

This semi-detached house is ready for you to move in and make it your own, offering spacious accommodation in a desirable location. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to view this charming residence in Darlington.



- Well regarded West End location
- Deceptively spacious
- Three bedrooms
- Drive allowing off road parking leading to garage
- Walking distance to excellent schools
- Suited to family buyers
- Mature, established gardens
- Properties within the west end are always in demand

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.

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

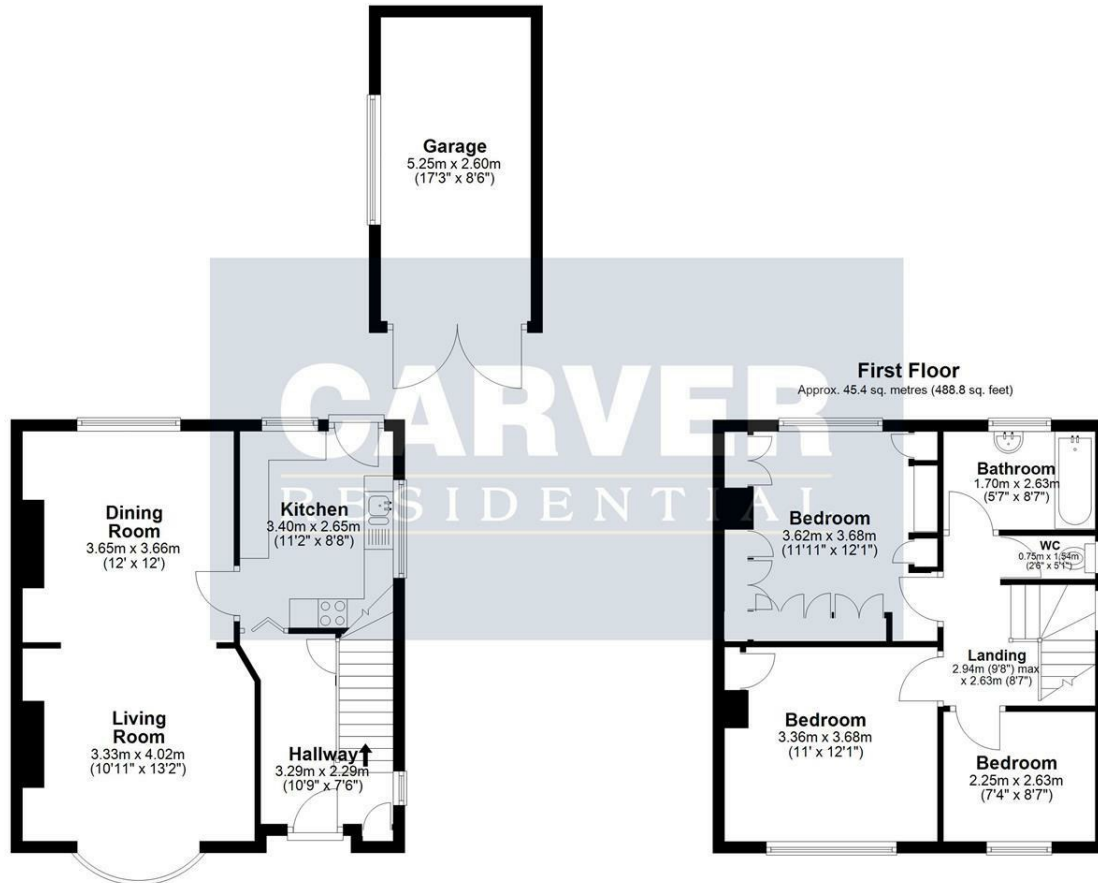
Local Authority: Darlington Borough Council (Tax Banding C)

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)



Ground Floor
Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)
77 Swaledale Avenue, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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.