



CARVERS
SALES & LETTINGS

Cheviot Court
Darlington, DL1 2FE
Offers over £160,000

Bungalow - Semi Detached



We welcome to the market this beautifully presented 2 bedroomed semi -detached bungalow in the popular Whinfield area of Darlington, close to local amenities, bus routes and within walking distance to local schools. Offered for sale with NO ONWARD CHAIN, finished to a high standard with well-maintained front & rear gardens, double driveway and garden room to the side with front and rear access.

Upon entering the property through the entrance hallway, you are invited into the open plan lounge, dining area with fireplace an open archway leads you into the modern galley style kitchen with integrated appliances, double oven and induction hob, the rear door opens out onto a covered patio area perfect for entertaining, the garden room is accessible from the garden with electric points and has access to the front of the property. This room could be utilized for a variety of uses. There are two double bedrooms master having built in wardrobes, and refitted shower room/WC.



- NO ONWARD CHAIN
- Well placed for shops, bus routes
- Mature established garden
- Cul-de-sac location
- Ready to move into

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.

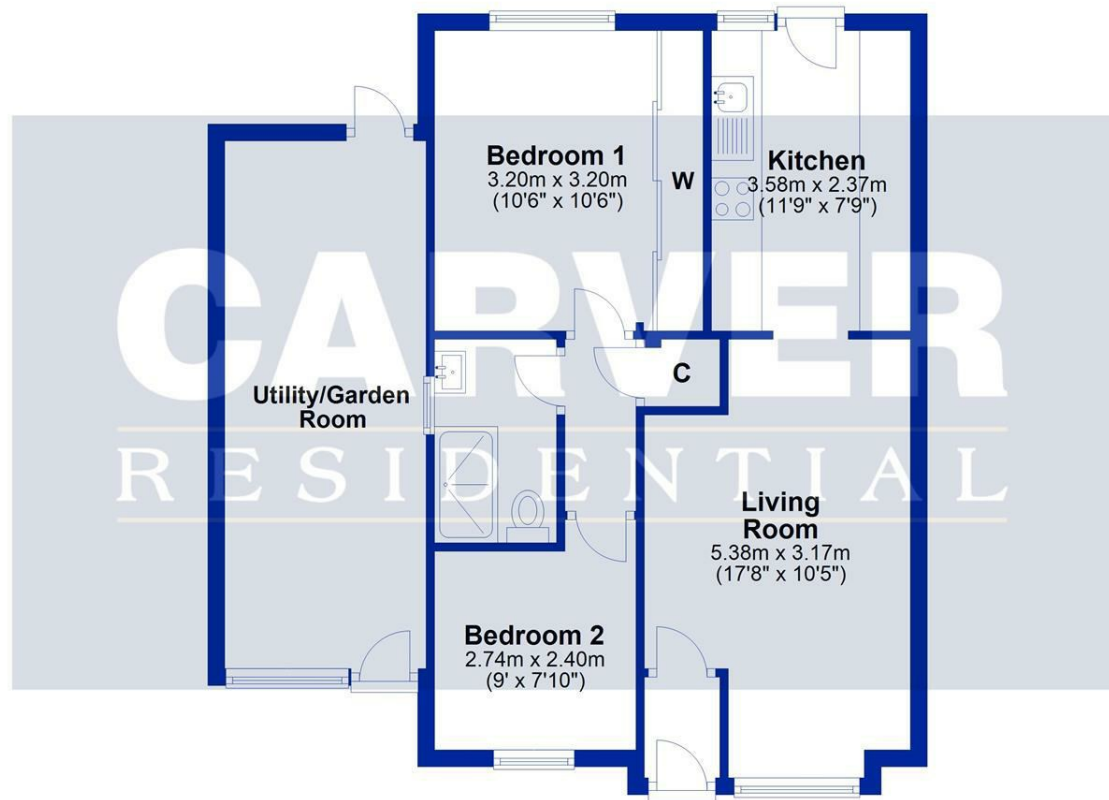
Property Size

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)



Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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
sq ft

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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.