



# CARVERS

SALES & LETTINGS

North Road

Darlington, DL1 3BN

Offers in the region of £150,000

House - Terraced



Occupying a convenient position close to a wide range of local amenities, this attractive bay-fronted period terrace is far more spacious than its appearance from the roadside might suggest. Offering well-proportioned accommodation together with a particularly impressive rear garden, it is a home that will appeal to first-time buyers, growing families and those simply looking for generous living space.

The welcoming entrance hallway leads to a lovely front lounge where the bay window fills the room with natural light, while the fireplace provides an attractive focal point. To the rear is a superb 19ft kitchen and dining room, creating an excellent everyday living space with ample room for both cooking and entertaining. Double doors open into the conservatory, providing a pleasant place to relax whilst enjoying views over the garden.

One of the property's standout features is undoubtedly the rear garden. Larger than many found with similar homes, it has been thoughtfully landscaped with an extensive lawn, mature planting and a delightful patio area, making it ideal for both children and outdoor entertaining.

The first floor offers three well-proportioned bedrooms, including a particularly attractive principal bedroom with a bay window and original fireplace, together with a family bathroom/WC.

Combining character, generous room sizes and an excellent garden, this is a home that offers much more than first meets the eye, all within easy reach of schools, shops, transport links and Darlington town centre.



- Deceptive well presented mid terrace house
- Three bedrooms bay window and fireplace to master
- 19 ft kitchen/dining room
- Lovely large rear garden with pleasant patio area
- Lounge with fireplace and bay window
- Conservatory overlooking the rear garden

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

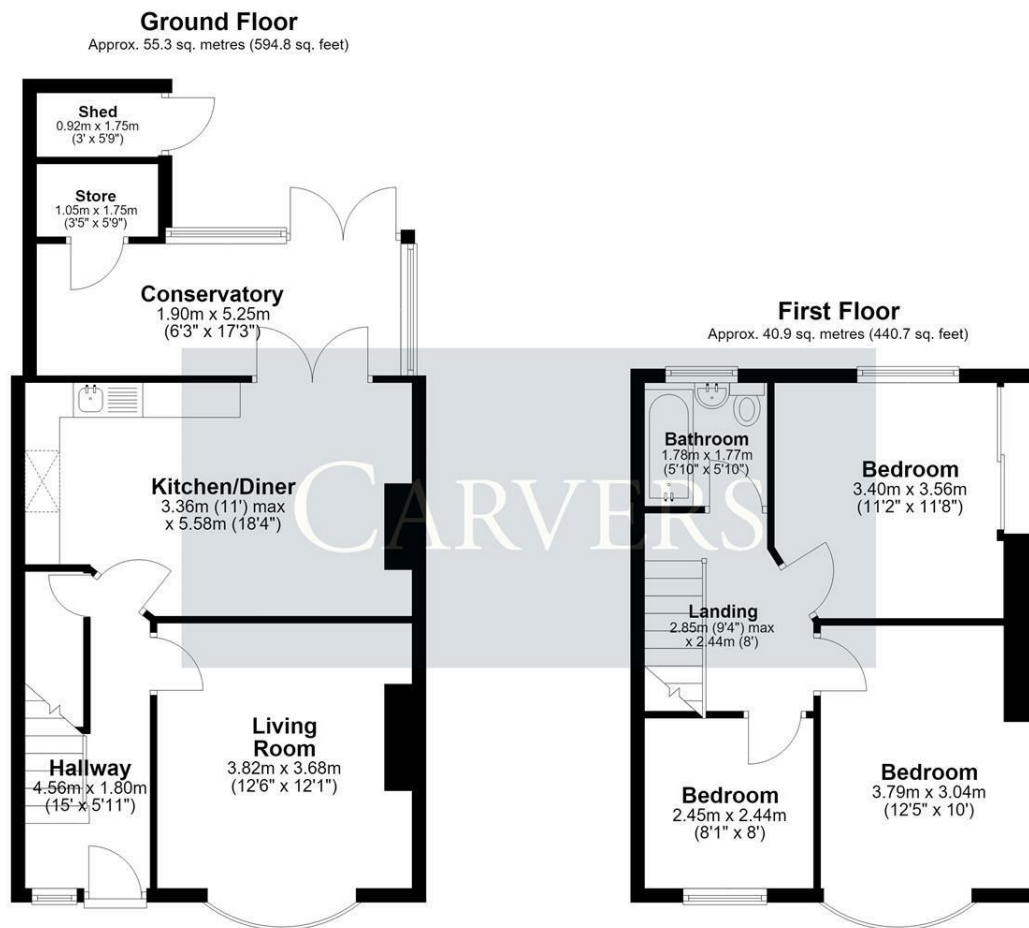
#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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)





Total area: approx. 96.2 sq. metres (1035.5 sq. feet)  
**467 North Road, Darlington**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>67</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Property size taken from EPC  
979.00 sq ft

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