CARVERS

SALES & LETTINGS

Fulthorpe Avenue

Darlington, DL3 9PU

Price £240,000

House - Semi-Detached

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Occupying a pleasant position in this most popular of locations Fulthorpe Avenue is a well presented and improved semi-detached home offering well propertioned "ready to move into" accommodation

This lovely home has been improved by the current owners and it briefly comprises on the ground floor; entrance hallway, lounge with feature fireplace, separate dining room with patio doors leading to the lovely rear garden, and a kitchen fitted with a most attractive range of floor and wall units.

To the first floor there are three good size bedrooms and a shower room/w.c. refitted with a lovely suite. Externally there are lawned gardens to the front and to the rear with the rear garden having a pleasant patio area. There is also a garage accessed via a driveway for additional parking.

- Well presented and improved home in a popular location
- Three good size bedrooms
- Kitchen fitted with an attractive range of units
- Garage and driveway
- Larger style semi-detached house with well proportioned accommodation
- Lounge with fireplace and separate dining room
- Lawned 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 C)

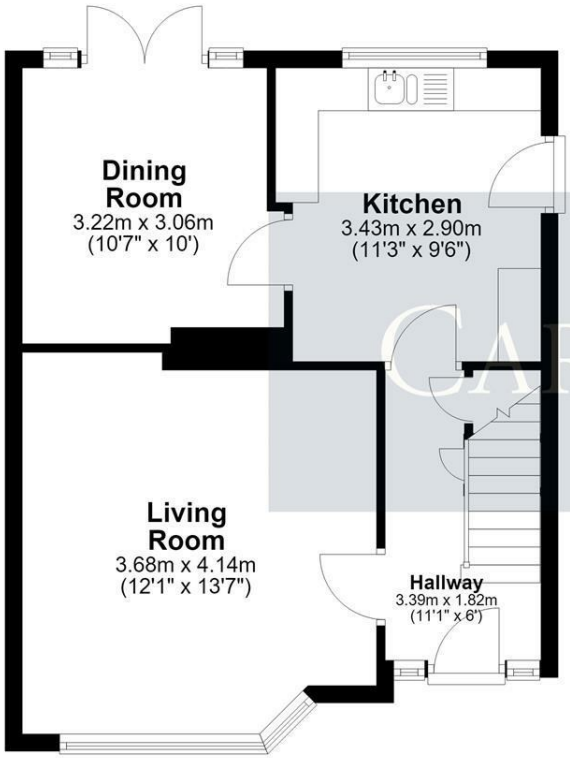
Buyers Identification Checks

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.

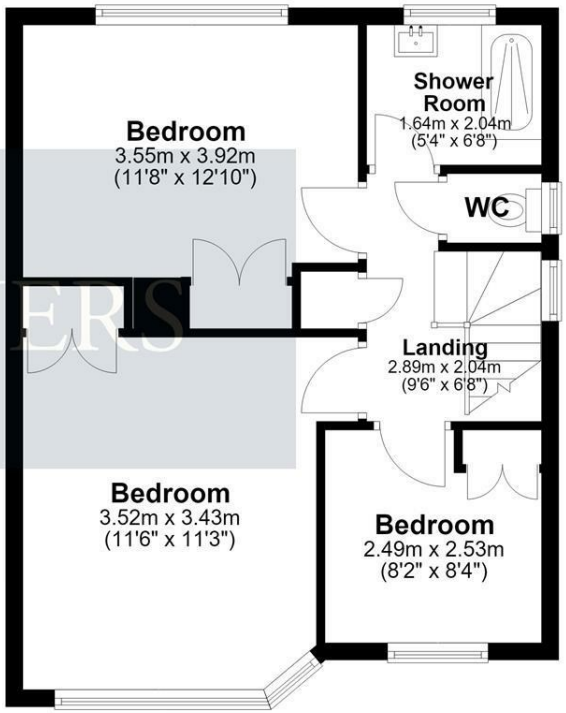
Property Size

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)

Ground Floor
Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.4 sq. feet)



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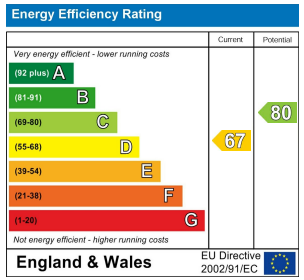
Total area: approx. 90.4 sq. metres (973.3 sq. feet)

22 Fulthorpe Avenue, Darlington



Property size taken from EPC
979.00 sq ft

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