



# CARVERS

SALES & LETTINGS

Sutcliffe Court

Darlington, DL3 0JB

£815 Per calendar month

House - Semi-Detached



3



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AVAILABLE 4TH JUNE.

Welcome to Sutcliffe Court in Darlington, where modern living meets comfort in this beautifully presented semi-detached house. This delightful property boasts three spacious bedrooms, making it an ideal choice for families or professionals seeking a vibrant community.

As you enter, you will be greeted by a stylish kitchen and dining area, perfect for entertaining guests or enjoying family meals. The bright conservatory extends the living space, allowing natural light to flood in and providing a serene spot to relax with a book or enjoy a cup of tea. The well-maintained rear garden offers a lovely outdoor retreat, perfect for summer barbecues or quiet evenings under the stars.

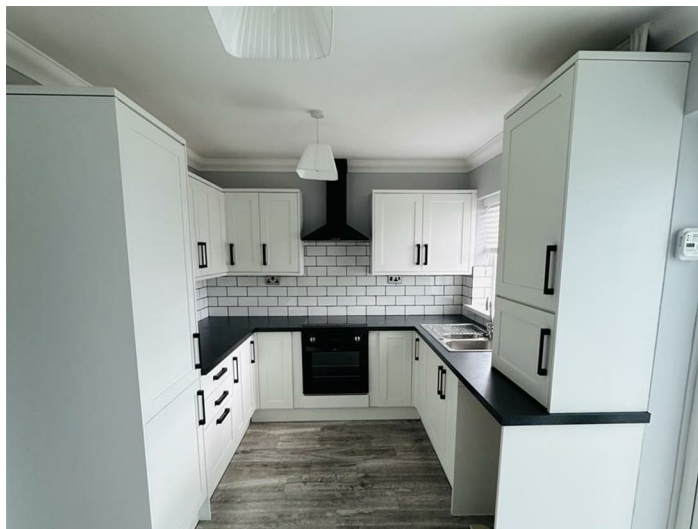
This home also features the convenience of off-street parking, ensuring that you will never have to worry about finding a space. With excellent transport links nearby, including quick access to the A1, commuting to nearby towns and cities is a breeze.

For families, the property is within walking distance to Longfield School, making the morning school run a simple task. The EPC rating of C indicates that this home is energy efficient, providing comfort without compromising on costs.


This unfurnished property allows you the freedom to personalise your living space to suit your style. With its combination of modern amenities and a prime location, this semi-detached house at Sutcliffe Court is a wonderful opportunity for those looking to settle in a thriving neighbourhood. Don't miss your chance to make this charming house your new home.

EPC: C

Council Tax: B





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



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