



194 CARMEL ROAD NORTH, DARLINGTON, DL3 8RH

£300,000

An exceptionally well-presented three-bedroom semi-detached residence, occupying a generous plot within this highly desirable West End location. Set back from the road, the property benefits from extensive off-street parking for up to four vehicles, a detached garage to the rear, and a beautifully maintained rear garden. Situated on one of Darlington's most sought-after streets, this home offers both space and convenience in equal measure.

The internal accommodation is thoughtfully arranged and briefly comprises: an inviting reception hallway, a spacious lounge, a separate dining room, a well-appointed kitchen, and a ground floor WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom/WC, fitted with a corner bath, walk-in corner shower cubicle, WC, and hand basin.



LOUNGE
12'2" x 12'4" (3.73m x 3.76m)

DINING ROOM
11'8" x 15'7" (3.58m x 4.75m)

KITCHEN/BREAKFAST ROOM
16'2" x 7'8" (4.95m x 2.36m)

MASTER BEDROOM
11'1" x 12'4" (3.40m x 3.78m)

BEDROOM TWO
11'1" x 15'3" (3.40m x 4.67m)

BEDROOM THREE
7'3" x 8'9" (2.21m x 2.67m)

BATHROOM/WC
7'6" x 8'3" (2.29m x 2.54m)

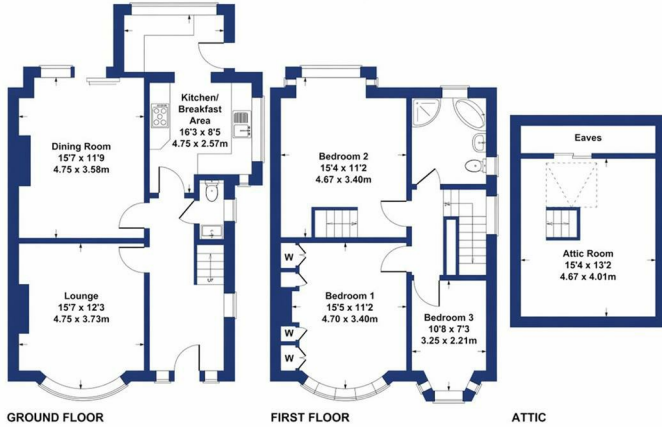
ATTIC ROOM
13'1" x 15'3" (4.01m x 4.67m)

GARAGE
8'3" x 22'6" (2.54m x 6.86m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Carmel Road North
Approximate Gross Internal Area
1421 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

