



country properties
village properties
town homes
barn conversions
building plots

Eryholme Lane
Dalton On Tees, Darlington, DL2 2PD

Offers over £215,000

NICK & GORDON
CARVER
RESIDENTIAL

Situated in a lovely rural location adjoining open countryside to the rear, providing spacious living accommodation which would benefit from some updating.

**** THREE BEDROOMS ** VIEWS OVER ADJOINING COUNTRYSIDE ** LARGE GARDENS ** RURAL LOCATION ****

The property benefits from LPG fired central heating and double glazing. The accommodation which requires some updating includes an entrance hall, spacious living room with open fire and dual aspect, spacious kitchen / dining room, rear lobby, useful utility room, cloakroom and a coal / log store. To the first floor there are three bedrooms and a family bathroom. Externally, there is a front garden, driveway providing off road parking and a large rear garden adjoining open countryside. The property is situated just off the A167 and is close to Dalton-on-Tees, a popular village with a regular bus service and public house. The nearby villages of Croft and Hurworth have a wider range of facilities to include pubs, restaurants, doctors' surgery, post office/shop, and primary and secondary schools.





- Three bedroomed semi detached cottage
- Spacious living accommodation
- Good sized front and rear gardens
- In need of some updating
- No onward chain
- Lovely rural location with views over countryside
- Gas fired central heating and double glazing
- Off street parking
- Easy access to A167 for Darlington and Northallerton

GENERAL INFORMATION

Tenure: Freehold

Services:

Services: LPG fired central heating, mains electric. Mains water is supplied through a private water supply, more information can be provided on request. The property benefits from a septic tank.

Double glazing.

Local Authority: Richmondshire band C

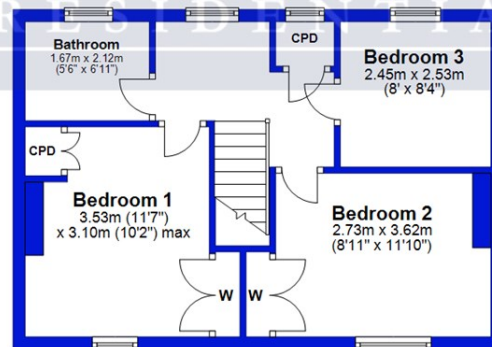
Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(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		63
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk