



country properties
village properties
town homes
barn conversions
building plots

George Stephenson Drive
Darlington, DL2 2GE

Offers in the region of £227,000

NICK & GORDON
CARVER
RESIDENTIAL

Presented to show house standards internally, complimented by contemporary interior decor throughout. Having been upgraded and well maintained this FOUR bedroomed property is located within this exclusive WEST PARK area of Darlington, within walking distance of shops, schools and amenities and the A1(M) within a short drive. On entering the property you will notice the LIGHT and AIRY reception hallway with stunning high gloss porcelain tiled flooring, cloakroom/WC, living room situated to the front of the property with FEATURE FIREPLACE, open plan kitchen/dining room with an excellent range of quality HIGH GLOSS contemporary units and a host of integrated appliances including fridge/freezer, dishwasher, induction hob, overhead extractor hood and integrated oven. There is also a GARDEN ROOM to the rear which is ideal for family and friends entertaining, giving access to private rear garden. To the first floor there is a spacious landing, family bathroom with contemporary white suite, three good sized bedrooms, one having FITTED WARDROBES and EN-SUITE shower room. To the second floor there is a stunning master bedroom with FITTED WARDROBES and EN-SUITE shower room with three piece suite. Externally, the property is set back from the road, with easily maintained garden area, there is also an extensive block paved DRIVEWAY allowing off-road parking giving access to covered car port and GARAGE with power and lighting. To the rear, there is a further garden area with lawn and patio, ideal for enjoying the summer months. This property certainly has the WOW factor and care and attention has been given to every detail of this fine home therefore early viewing is essential to appreciate every aspect.





- Presented to show house standard
- Good transport links
- Porcelain tiled flooring to hall
- Must be viewed internally to be fully appreciated
- Block paved drive and garage
- Close to local amenities
- Refitted kitchen with quality appliances
- Sizeable, well proportioned living accommodation

GENERAL INFORMATION

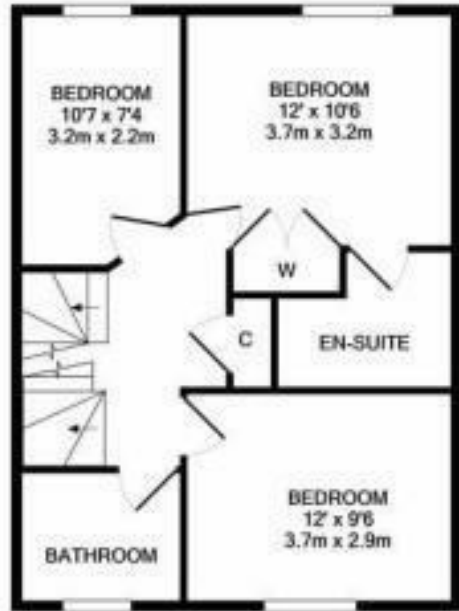
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage. Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		
(02 plus) A		81
(81-91) B		
(69-80) C	72	
(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		

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