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Hambleton Grove  
Darlington, DL1 2FF

**Offers in the region of £155,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Offered for sale with NO ONWARD CHAIN, this modern three bedroomed semi-detached home is suited to the family buyer. The property offers spacious rooms there is an entrance hallway, two reception rooms, kitchen fitted with a range of units, to the first floor the master bedroom benefits from fitted wardrobes, there are two further bedrooms and bathroom/WC.

Externally having mature established gardens front and rear together with DRIVE and GARAGE





- NO ONWARD CHAIN
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- THREE BEDROOMED SEMI-DETACHED
- SUITED TO THE FAMILY BUYER
- WALKING DISTANCE TO SCHOOLS, SHOPS AND AMENITIES.

**GENERAL INFORMATION:**

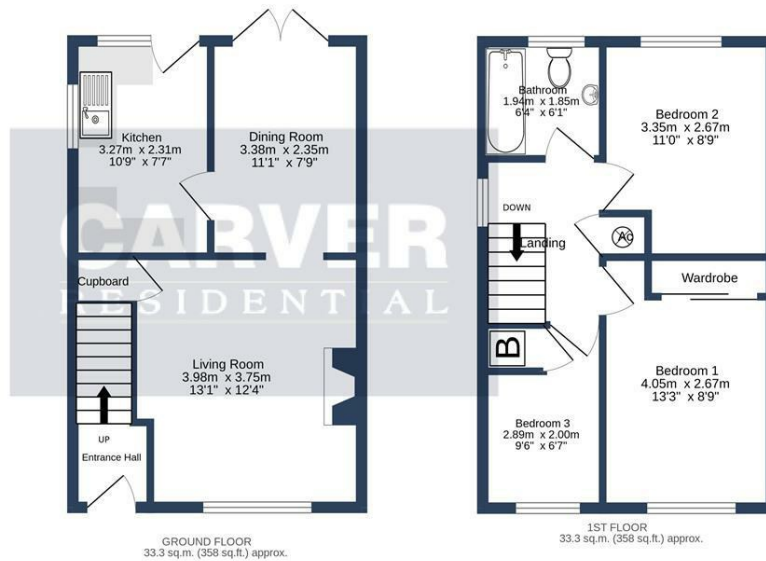
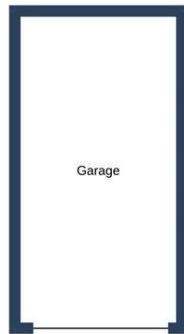
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)





GROUND FLOOR  
33.3 sq.m. (358 sq.ft.) approx.

1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.

HAMBLETON GROVE, DARLINGTON. DL1 2RF.

TOTAL FLOOR AREA: 66.6 sq.m. (716 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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MAB 6202



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

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

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

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