



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Wylam Avenue,

Darlington, DL1 2RD

**Offers in the region of £325,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



Welcome to this incredible home on Wylam Avenue, Darlington - a stunning detached house that has been fully renovated to the highest standard. This property boasts a spacious open plan kitchen/family room, perfect for entertaining guests or enjoying family time. With spacious reception rooms, four bedrooms, and a beautifully designed en-suite in the main bedroom, this house offers both comfort and luxury. The high-quality fixtures and fittings throughout the property add a touch of elegance to every corner. You'll appreciate the attention to detail that has been put into making this house a true gem. Additionally, the large amount of parking available ensures that you and your guests will never have to worry about finding a spot. Whether you're looking for a cozy space to relax or a stylish setting to host gatherings, this property on Wylam Avenue has it all. Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of modern living in a popular location in Darlington.





- FULLY RENOVATED THROUGHOUT
- LARGE OPEN PLAN KITCHEN/DINING SPACE
- POPULAR LOCATION
- HIGH SPECIFICATION
- PLENTY OF OFF STREET PARKING

#### **GENERAL INFORMATION**

Tenure: Freehold

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

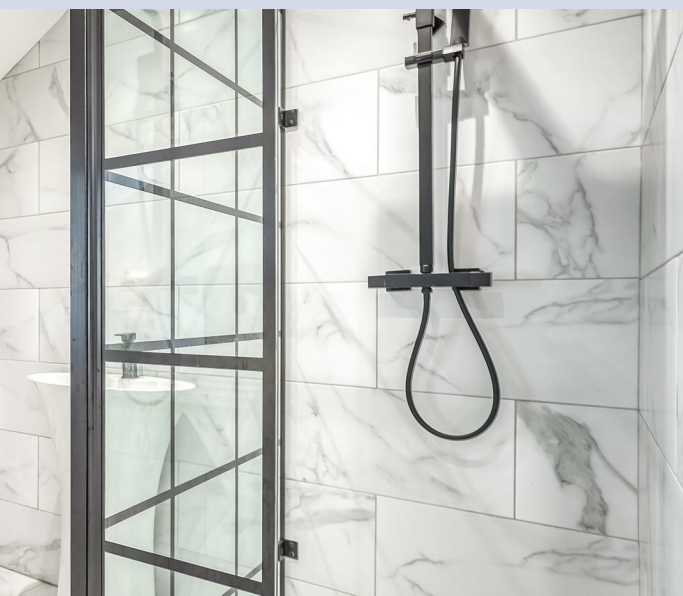
Double glazing

Local Authority: Darlington (Tax Banding D)









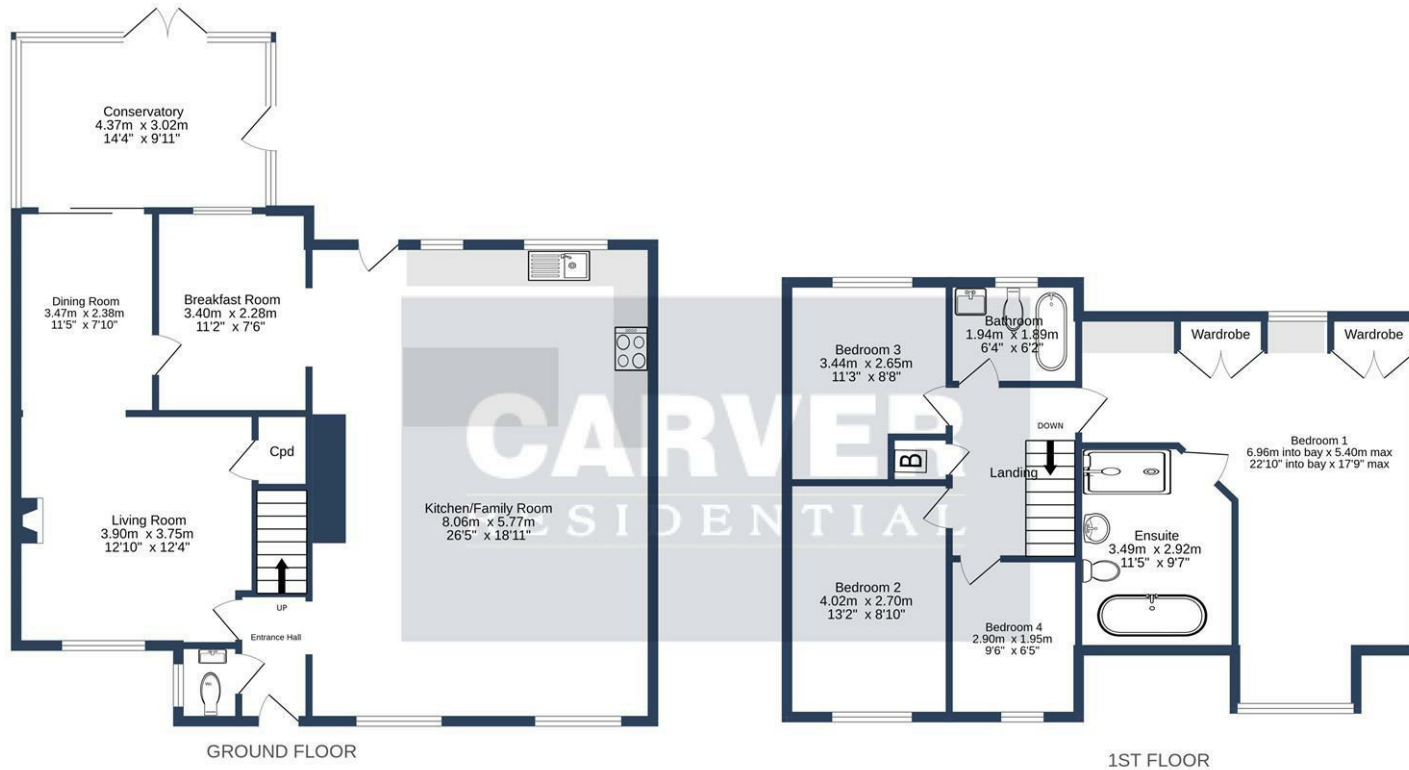












WYLAM AVENUE, DARLINGTON. DL1 2RD.

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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		
69-80	B		
55-68	C	71	79
39-54	D		
21-38	E		
9-18	F		
1-8	G		
Not energy efficient - higher running costs			
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](http://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



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