



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

70, Woodcrest Road,
Darlington, DL3 8EE
Asking price £360,000

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

Nestled in the sought-after west end location of Woodcrest Road, Darlington, this charming semi-detached house is a true gem waiting to be discovered. Boasting two spacious reception rooms, four cosy bedrooms, and a generously sized bathroom, this property offers ample space for the entire family.

One of the standout features of this home is the large kitchen, perfect for whipping up delicious meals and creating lasting memories with loved ones. The formal dining area adds a touch of elegance and sophistication, leading out to the patio via the large cosy conservatory area where you can enjoy al fresco dining on warm summer evenings.

Parking will never be an issue with space for up to 4 vehicles, one in the garage accessed with electric garage door, making hosting gatherings a breeze. The very large family garden is a green oasis, spilt into two distinct areas, providing plenty of room for children to play or for the green fingered amongst us some room for veggies.

Stepping inside, you'll be greeted by a beautifully maintained property that exudes character and charm. The fantastic tiled entranceway sets the tone for the rest of the house, showcasing the attention to detail and care that has been put into this home.

Don't miss out on the opportunity to own this extended family home in a prime location, offering both comfort and convenience. Book a viewing today and envision the endless possibilities that this property holds for you and your family.





- Extended 4 bedroom family home
- Large Kitchen
- Large garden
- Large Bathroom

- Character and charm
- Formal dining
- Ample parking

GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding D)

GENERAL INFORMATION:

Tenure: Freehold

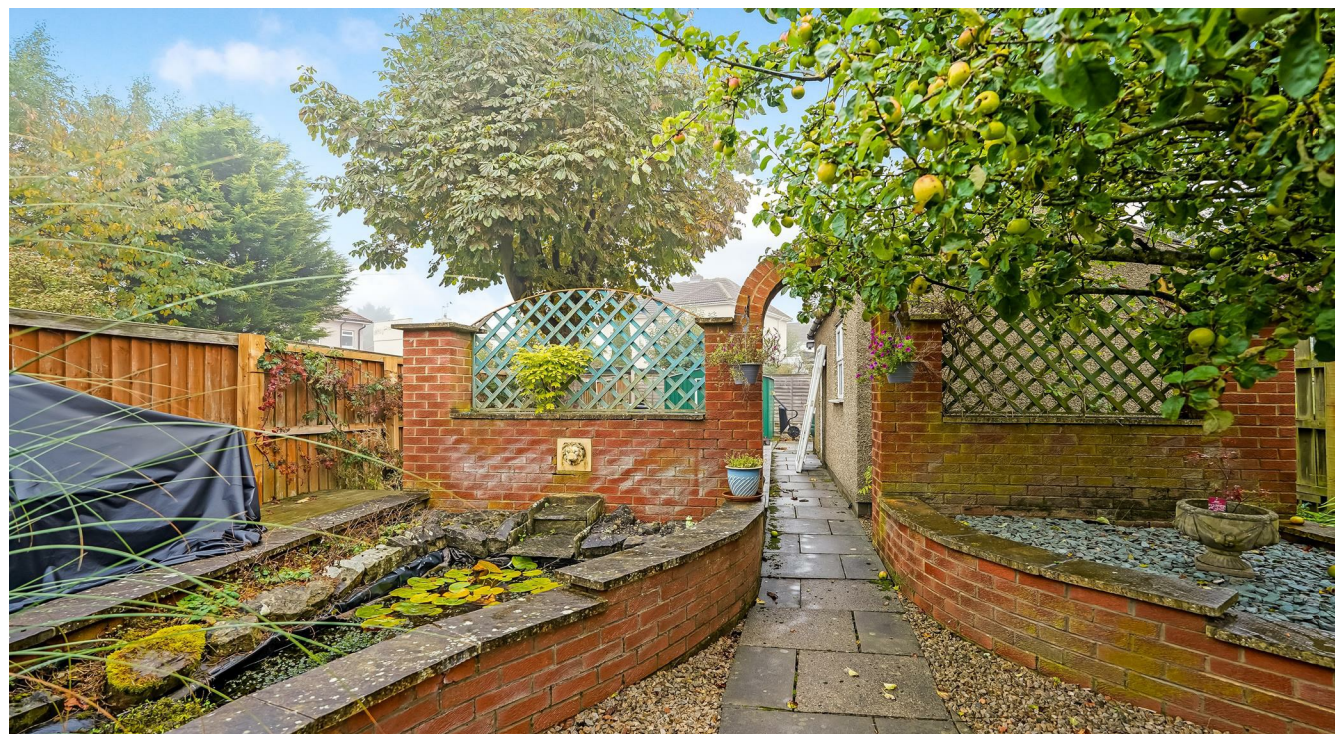
Services: Gas central heating, mains electric, water and drainage.
Double glazing

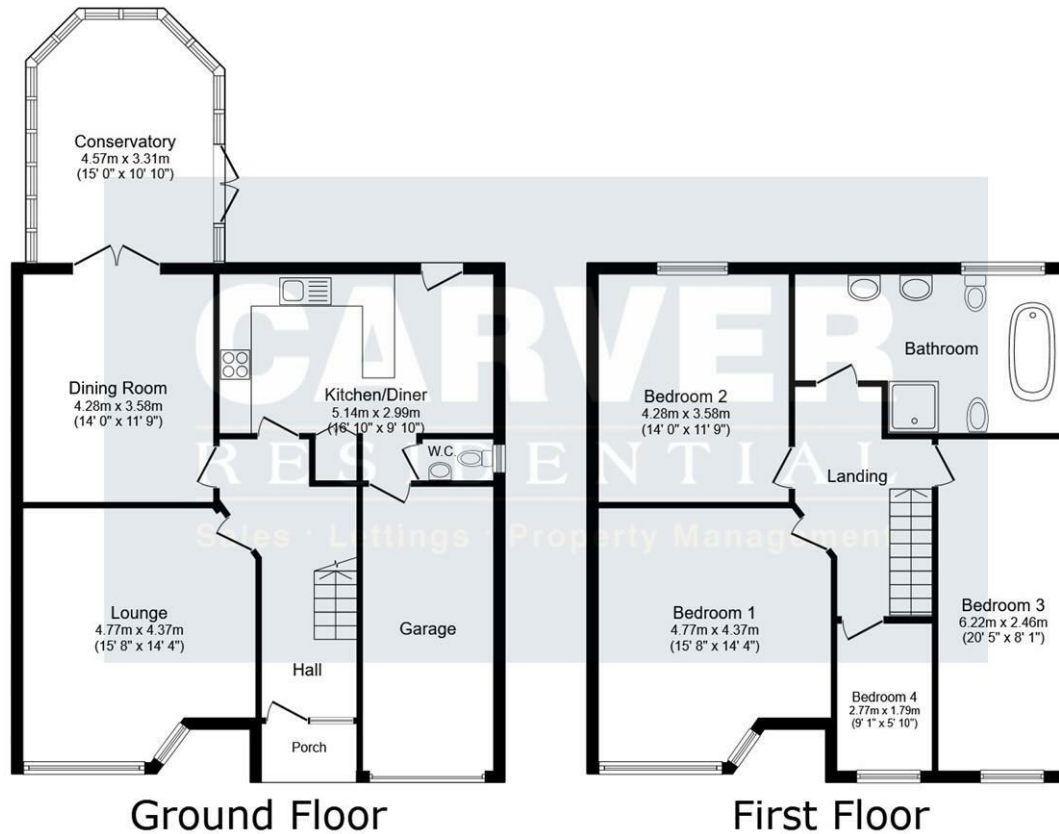
Local Authority: Darlington Borough Council (Tax Banding D)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C	71	79
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Mortgage Advice Bureau 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

 PROTECTED	 THE UK ASSOCIATION OF LETTING AGENTS	14 Duke Street, Darlington Co Durham, DL3 7AA 01325 357807 sales@carvergroup.co.uk	43 Dalton Way, Newton Aycliffe Co Durham DL5 4DJ 01325 320676 aycliffe@carvergroup.co.uk	41 Market Place, Richmond North Yorkshire, DL10 4QL 01748 825317 richmond@carvergroup.co.uk	219 High Street, Northallerton North Yorkshire DL7 8LW 01609 777710 northallerton@carvergroup.co.uk
----------------------	--	---	--	---	--