



Charming 1930s Three-Bedroom Semi-Detached Home in the Heart of Darlington's West End

Nestled on a generous corner plot in the highly desirable West End of Darlington, this characterful three-bedroom semi-detached period property dates back to the 1930s and is brimming with potential. Having been lovingly occupied by the previous owner for approximately 50 years, the home now presents a rare opportunity for a new family to make it their own.

The property boasts classic period features and has been enhanced by a single-storey extension, providing additional living space ideal for modern family life. Set in an established and sought-after neighbourhood, the home is perfectly positioned close to a range of local amenities and within catchment of some of Darlington's most highly regarded schools.

Although the property would benefit from a degree of modernisation, it offers a fantastic blank canvas for those looking to create their dream home in a prime location. With its spacious layout, excellent potential, and attractive corner position, it represents a superb opportunity for families and buyers

**Carroll Road, Darlington, DL3 8JY**  
**3 Bedroom - House - Semi-Detached**  
**O.I.R.O £250,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



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ESTATE AGENTS



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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	

