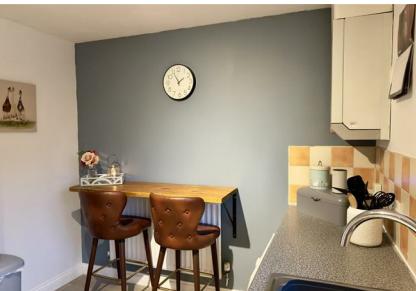


Alverton Drive, Faverdale, Darlington, DL3 0GA

Offers in excess of £160,000

**estates<sup>4</sup>**  
'The Art of Property'



Alverton Drive, Faverdale, Darlington, DL3 0GA

Offers in excess of £160,000

Council Tax Band: B

Located on the sought-after High Grange development, this charming semi-detached home presents an excellent opportunity for first-time buyers or small families. With its great location, residents will enjoy easy access to the A1(M) and a delightful array of shops, with both Cockerton village and Darlington town centre also just a short drive away.

The property boasts a spacious lounge that is both light and airy, featuring an open staircase, and the dining kitchen is well-equipped, complete with a breakfast bar, making a great entertaining space. Upon entering, you will also find a useful porch that enhances the practicality of the home.

This delightful residence comprises two generously sized bedrooms, providing ample space for relaxation and rest. The contemporary refitted bathroom adds a modern touch, and the home benefits from UPVC double glazing, plus composite front door ensuring efficiency, alongside gas central heating.

Outside, the front of the house offers parking for two vehicles, while the South-west facing rear garden is a wonderful space for outdoor enjoyment, complete with two useful sheds for additional storage.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per

client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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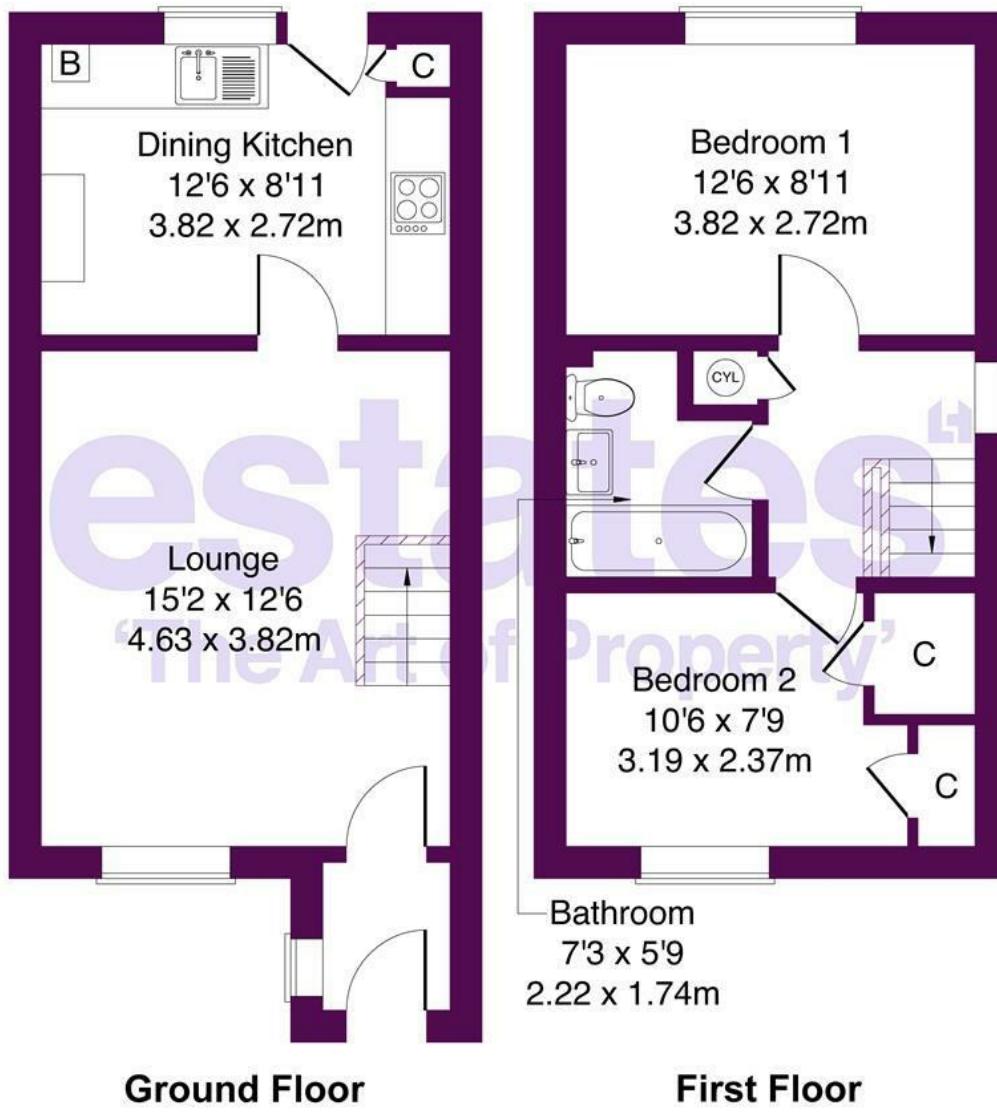
#### Disclaimer:

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# Alverton Drive, Darlington, DL3 0GA

Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
[sales@estatesgroup.co.uk](mailto:sales@estatesgroup.co.uk)  
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	