

CARVERS

SALES & LETTINGS

Westmoreland Street

Darlington, DL3 0NU

Price £120,000

House - Semi-Detached

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Located in a convenient location in the Harrowgate Hill area of Darlington, this substantial period end-terrace home offers flexible accommodation and new fittings throughout. Perfect for those looking to get on the property ladder or investors looking for an easy transition, this property is not one to be missed.

The internal accommodation comprises two spacious living rooms, both with large bay windows and original features. The property benefits from a newly fitted kitchen with space for appliances and a downstairs wet room of generous proportions. Upstairs are three bedrooms, one of which houses the boiler. The current owner has also fitted new carpets throughout for the convenience of the next owner.

Externally the property has on-street parking and a courtyard to the side that is enclosed with gates.









- Potential rental income of £895pcm
- Ideal for investors or first time buyers
- Popular residential area
- Potential gross yield of 8.95%
- Newly fitted kitchen
- Courtyard garden



GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details
Potential Rent income: £895.00 pcm
Yield: 8.95%

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

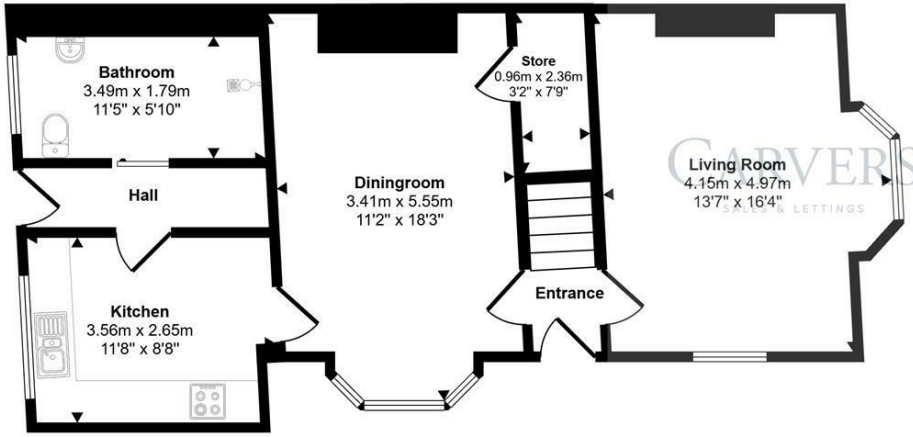
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



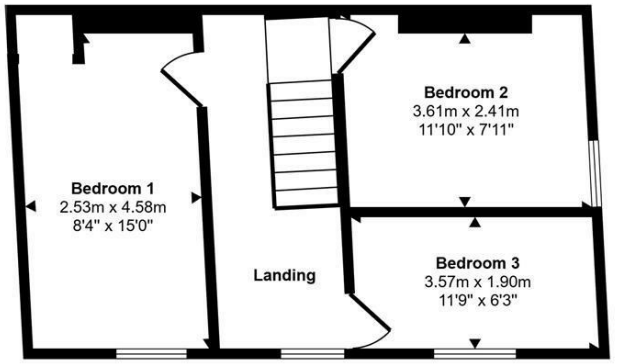




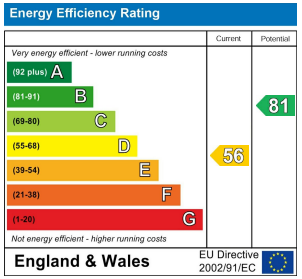
Approx Gross Internal Area
102 sq m / 1094 sq ft



Ground Floor
Approx 63 sq m / 674 sq ft



First Floor
Approx 39 sq m / 420 sq ft



Property size taken from EPC
1097.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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