CARVERS

SALES & LETTINGS

Selby Crescent

Darlington, DL3 9SE

Offers over £140,000

House - Semi-Detached

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Whether you're looking to take your first step onto the property ladder or add to your investment portfolio, this well-proportioned three-bedroom home on Selby Crescent offers a great opportunity. With convenient links to the town centre and popular schools and shops in Cockerton, this home has everything you need within a stones throw away.

The upstairs accommodation provides three bedrooms, a family bathroom and the added convenience of a separate WC. Whilst the downstairs layout offers separated living area, dining room and kitchen. The property also benefits from generous gardens to both the front and rear, providing plenty of outdoor space for families, entertaining or simply enjoying the warmer months.

Externally, there is a garage together with off street parking and an additional store/workshop space, offering excellent versatility for those needing additional storage, a hobby area or workspace.

With its practical layout, good-sized gardens and useful outbuildings, this property offers scope for buyers looking for a home they can make their own, as well as investors seeking a property with strong practical appeal.

- Cockerton area of Darlington
- Ideal for investors or first time buyers
- Potential rental income of £875
- Potential yield of 7.5%
- In catchments for Ofsted "Good" schools
- Garage and parking

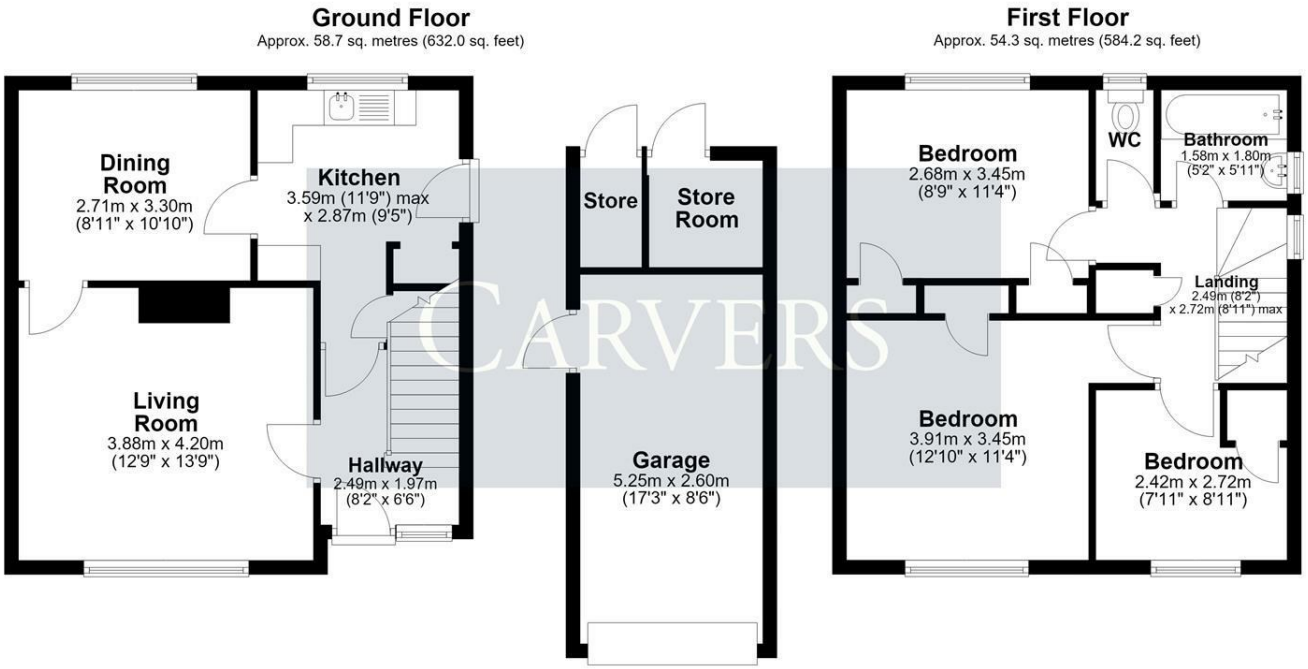
GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

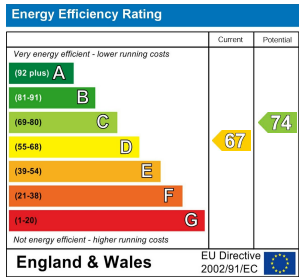
Investment Property Details
Potential Rent income: £875 pcm
Yield: 7.5%

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)





Property size taken from EPC
893.00 sq ft

Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

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The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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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