



Potential, Potential, POTENTIAL!!

The best way to get ahead in Property is to get busy!!

So, roll your sleeves up and 'realise' the fantastic potential this west end property has to offer.

Welcome to the very popular and desirable area of Milbank Court, Darlington. This solid property offers a new owner the fantastic opportunity to increase its value.

Property in this location sell very quickly and at a far higher price than this one is currently asking, leaving room for you to make your mark and make it your own. Boasting two spacious reception rooms, the well-proportioned layout is perfect for first time buyers, builders, investors or young families looking to get on the ladder.

The house features four comfortable bedrooms, a family bathroom and downstairs W/C.

The ground floor also offers a converted garage space which could be extra living / dining / Playroom, but currently used as a study, with patio doors to the front.

The property has off street parking to the front for multiple vehicles and a private garden to the rear with decking from the kitchen.

Milbank Court is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an ideal location for families and professionals alike. With its combination of space and practicality, this terraced house is a wonderful opportunity for anyone looking to put in the work to transform this home into something special. Don't miss your chance to make this lovely property your next project and potentially your new home.





- Potential, potential, POTENTIAL...!!
- Very popular, high demand west end area
- 2 Reception areas
- Private garden to rear
- Off street parking
- Roll your sleeves up, increase the properties value
- 4 Bedrooms
- Converted garage, possible 3rd reception / dining / playroom etc
- Family bathroom and downstairs w/c
- Fantastic school catchment area

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

Buyers Identification Checks
 Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

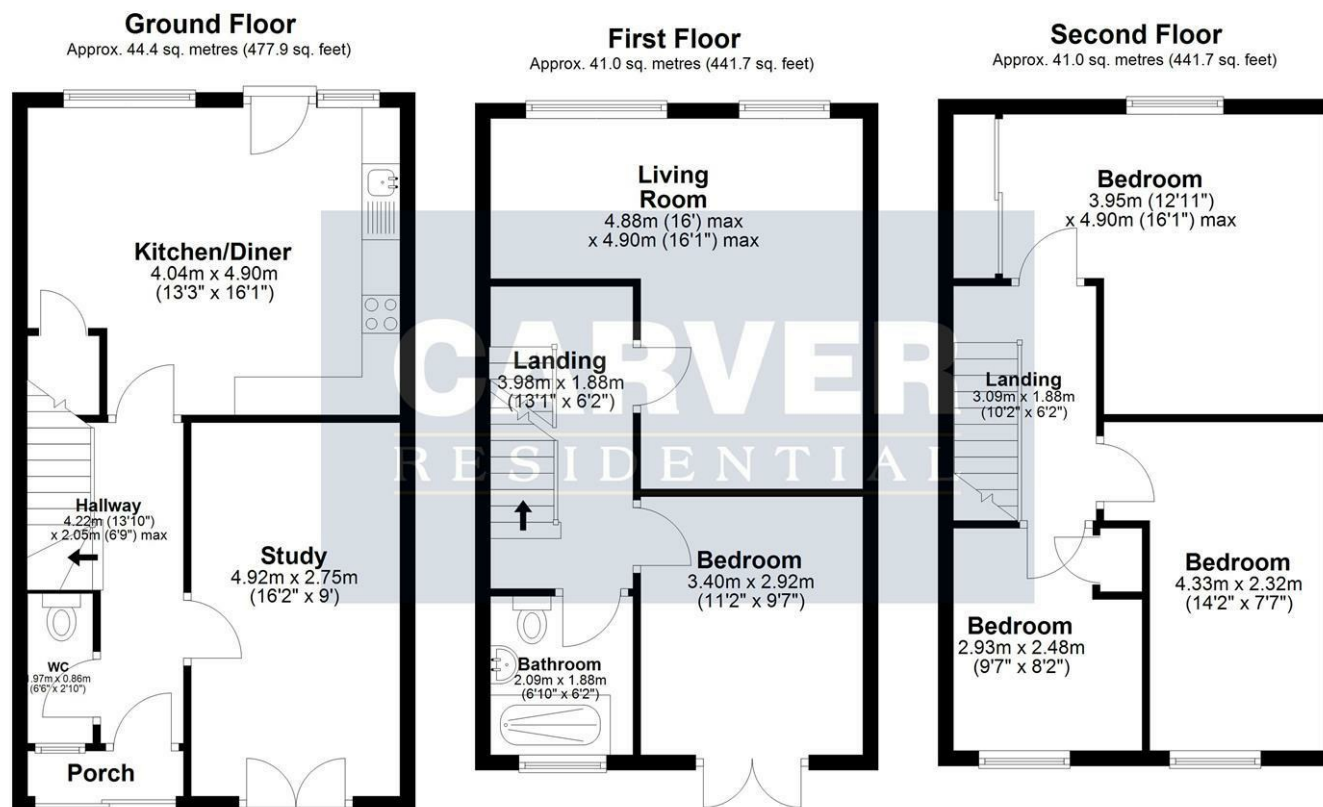
Property Size
 Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		82
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)
24 Milbank Court, Darlington

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MAB 6202



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