



CARVERS
SALES & LETTINGS

Hazel Avenue
Darlington, DL3 6QF
Offers over £125,000

House - Terraced



Conveniently located and deceptive two-bedroom home, ideally suited to both owner-occupiers and buy-to-let investors alike, offering the potential for an attractive, healthy rental yield.

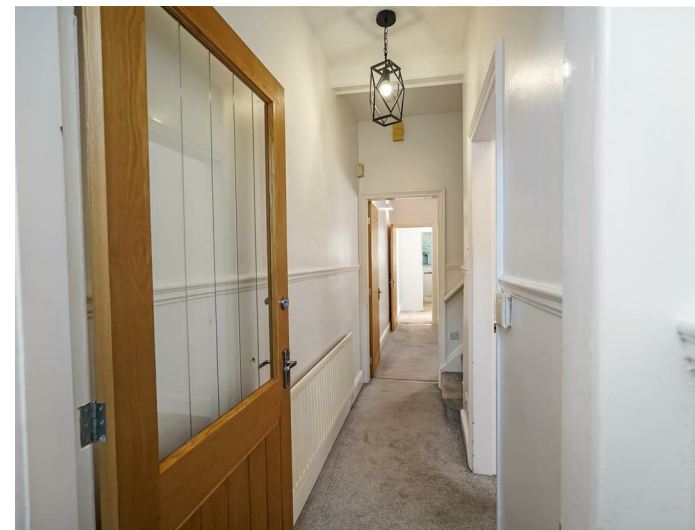
There is recent chemical damp proofing, a rewire and renovation of the bay window roof.

The property benefits from a traditional layout with two versatile reception rooms to the ground floor, providing flexible living and dining space to suit a range of lifestyles. The accommodation is both practical and comfortable, appealing to those seeking a ready-to-move-into home as well as landlords looking for a straightforward investment opportunity.

To the first floor are two well-proportioned bedrooms (the cupboard in the rear bedroom has a radiator) along with a family shower room, completing the internal accommodation.

Externally, the property enjoys low-maintenance outdoor space, further enhancing its appeal for tenants and homeowners alike. The rear yard is accessed via a garage door and can be used for car parking.

Conveniently located within easy reach of Darlington town centre, local amenities and transport links, this is a fantastic opportunity to acquire a property with broad appeal in a popular residential area.



- Deceptive well proportioned terraced house
- Ideal first time buy or investment opportunity
- Lounge and separate dining room
- Off street parking to the rear
- Very conveniently located
- Two good size bedrooms and shower room upstairs
- Good size kitchen

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

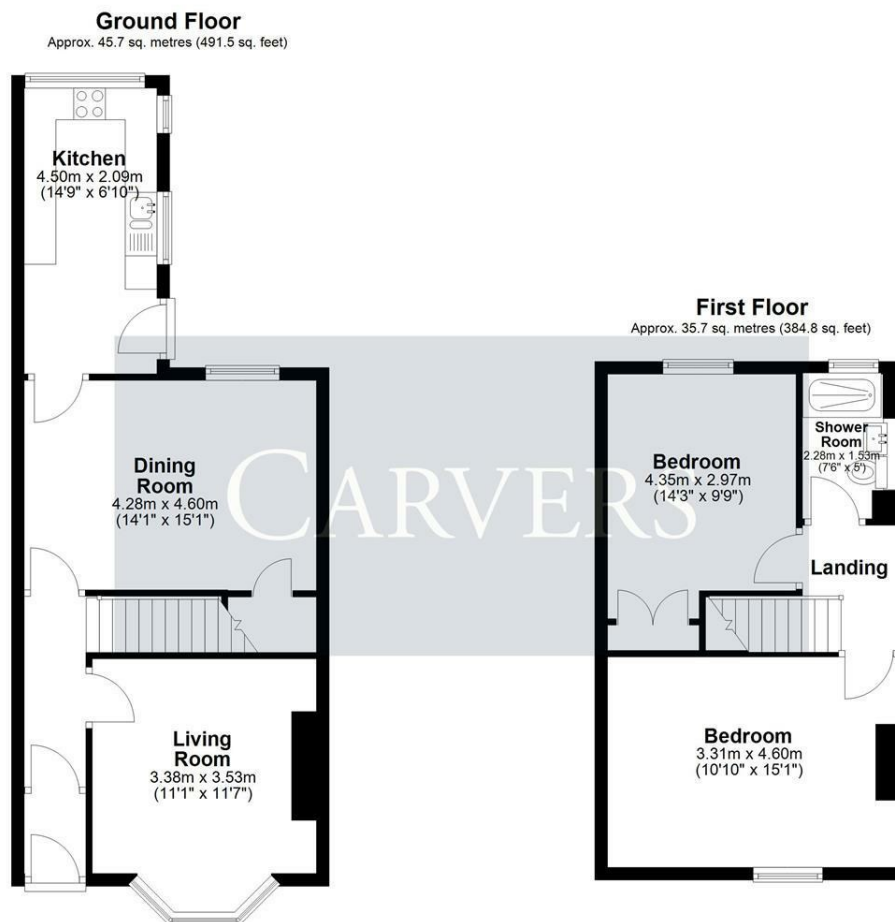
Buyers Identification Checks

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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)





Total area: approx. 81.4 sq. metres (876.2 sq. feet)
18 Hazel Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Property size taken from EPC
904.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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