



CARVERS

SALES & LETTINGS

Yarm Road
Darlington, DL1 1XF
Price £70,000

House - Terraced



Occupying a convenient location a short distance from Darlington Town Centre and close to local shops and amenities including Darlington Railway Station this mid terraced house does need some cosmetic updating and improvement.

With the potential of providing a healthy rental yield the property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with fireplace, and a good size extended kitchen/breakfast room. To the first floor there are two good size bedrooms and a bathrom/w.c. Externally there is a yard to the rear and a forecourt garden to the front.



- Convenient location close to Darlington Railway Station
- Healthy rental yield potential
- Two good size bedrooms
- Some cosmetic updating and improvement required
- Lounge and extended good size kitchen/dining room
- Bathroom/w.c upstairs

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

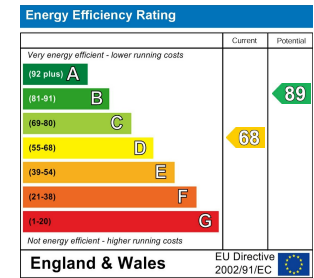
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Property Size

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)



AWAITING FLOOR PLAN



Property size taken from EPC
818.00 sq ft



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