

CARVERS

SALES & LETTINGS

Hamsterley Street

Darlington, DL3 6QE

Offers in the region of £110,000

House - Terraced

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A traditional bay-windowed mid-terraced home, offering well-maintained accommodation and an excellent opportunity for first-time buyers and property investors alike.

Conveniently situated just off Brinkburn Road, this attractive period property is ideally placed for access to a good range of local shops and amenities in Cockerton, together with Darlington town centre. Presented in good order throughout, the property offers comfortable accommodation which would make an ideal first home or, alternatively, an attractive addition to an investment portfolio, with the potential to provide a healthy rental yield.

The accommodation briefly comprises an entrance lobby leading to a pleasant lounge featuring an attractive bay window, together with a kitchen/dining room fitted with a range of wall and floor units. To the rear is a useful lobby and a bathroom/WC, fitted with a white suite and shower over the bath.

To the first floor are two well-proportioned double bedrooms.

Externally, there is a forecourt garden to the front, whilst to the rear is an enclosed yard providing useful outside space, together with two outhouses offering additional storage.

An appealing period home in a convenient location, offering well-maintained accommodation and representing an excellent opportunity for first-time buyers or investors seeking a property with rental potential. Early viewing is recommended.









- Ideal first time buy or investor property
- Two double bedrooms
- Kitchen/Dining room rear lobby and bathroom with shower downstairs
- Very convenient location close to local shops and Town Centre
- Lounge with bay window
- Forecourt front and yard to the rear with outhouses



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: £700.00 pcm
Yield: 7.6%

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.

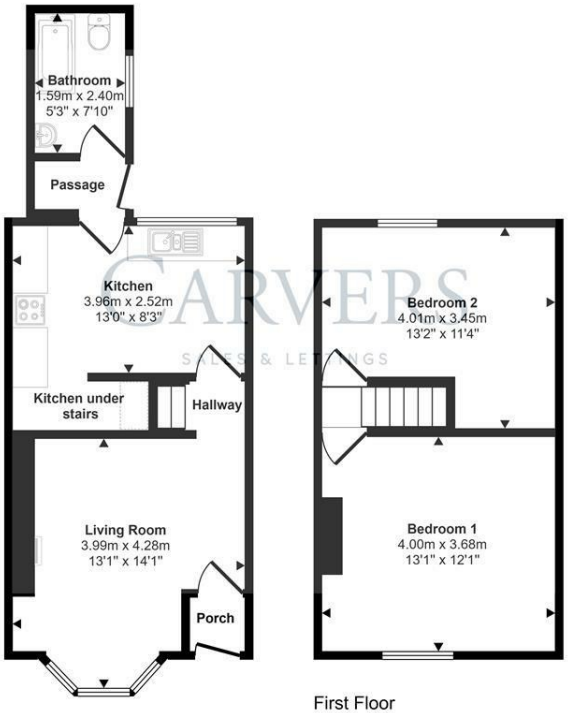
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)







Approx Gross Internal Area
65 sq m / 703 sq ft

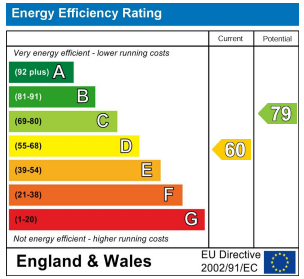


Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 29 sq m / 316 sq ft

Denotes head height below 1.5m

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.



Property size taken from EPC
764.00 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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