CARVERS

SALES & LETTINGS

Thirlmere Road

Darlington, DL1 4BJ

Price £90,000

House - Terraced

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Ideal for first-time buyers and investors alike, this beautifully renovated two-bedroom home is ready to move straight into. The current owner has thoughtfully upgraded the property to create a versatile and well-presented home, whilst retaining a bright and welcoming feel throughout.

The ground floor accommodation comprises a comfortable living room with feature fireplace, a dining room with French patio doors, and a newly fitted galley-style kitchen. Upstairs, there are two well-proportioned bedrooms and a modernised family bathroom.

Externally, the property benefits from a private rear courtyard, which enjoys afternoon sunshine, along with a rear gate providing added convenience when taking the bins out.

Situated just off Neasham Road, the property offers excellent access to local shops, schools and the recently developed Darlington train station, making it an ideal choice for commuters.

- Potential rental income of £700pcm
- Ideal investment or first-time buy
- Close links to local amenities
- Potential gross yield of 9.33%
- Turn key property

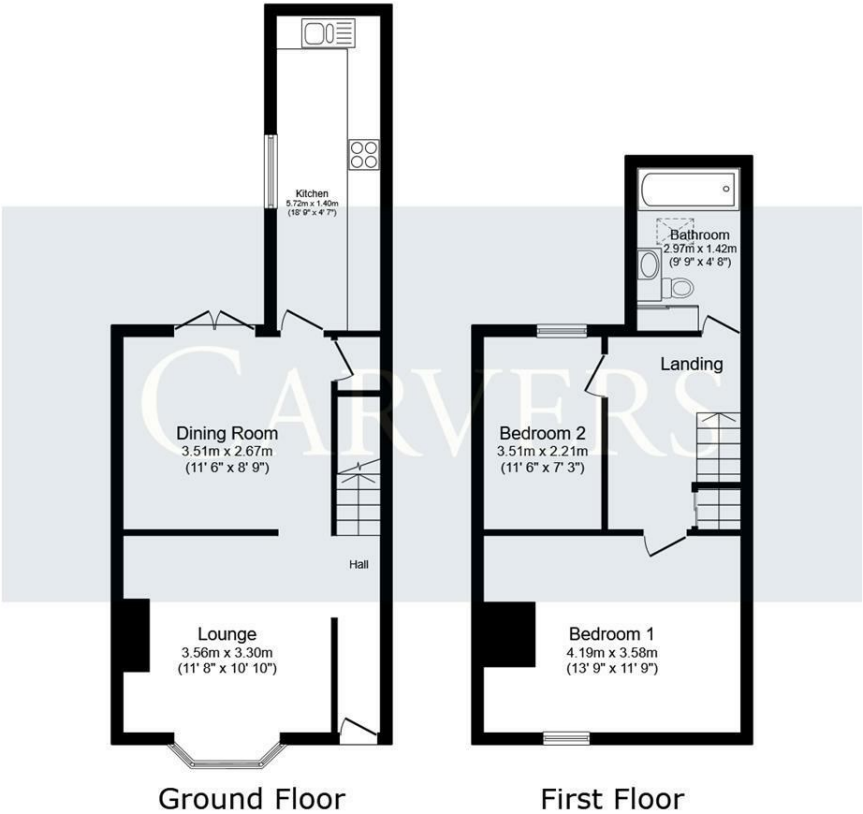
GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details
Potential Rent income: £700 pcm
Yield: 9.33%

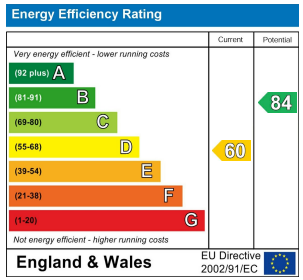
For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

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)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
764.00 sq ft

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