CARVERS

SALES & LETTINGS

Park Lane

Darlington, DL1 5AF

Offers over £85,000

House - Terraced

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Nestled in the heart of Park Lane, Darlington, this terraced house offers a wonderful opportunity for those seeking a new home. In need for improvement works as is reflected within the competitive asking price, however this deceptively spacious home benefits from gas fired central heating and double glazing.

The property's two reception rooms offer versatility and space, allowing for various living arrangements to suit your lifestyle. Conveniently located, this house is ideal for those who value easy access to the train station and the town center. Whether you're commuting to work or exploring the local amenities, this property's location ensures you're always well-connected.

With no onward chain and competitively priced to reflect improvement works, this house presents a fantastic opportunity to create a home tailored to your tastes and preferences. Don't miss out on the chance to make this property your own and enjoy the comforts and convenience it has to offer.

- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- FRONT FORECOURT
- COMPETETIVELY PRICED TO REFLECT IMPROVEMENT WHICH IS REQUIRED
- WALKING DISTANCE TO THE RAILWAY STATION & THE VIBRANT TOWN CENTRE
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM/WC

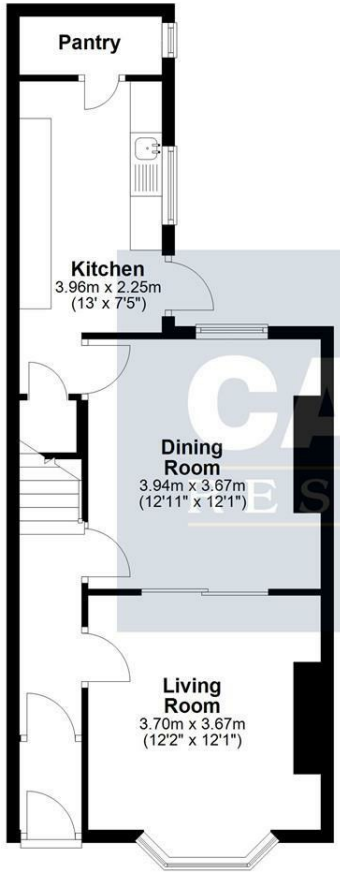
GENERAL INFORMATION

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

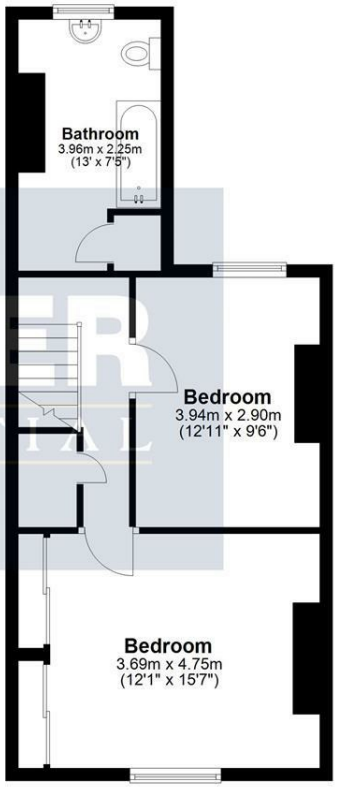
Buyers Identification Checks

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.

Ground Floor
Approx. 48.4 sq. metres (521.3 sq. feet)



First Floor
Approx. 45.9 sq. metres (493.8 sq. feet)



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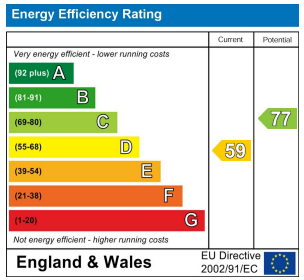
Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

87 Park Lane, Darlington



Property size taken from EPC 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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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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