



# CARVERS

SALES & LETTINGS

Lucknow Street  
Darlington, DL1 2NP  
Price £70,000

House - Terraced



This well-presented two-bedroom terraced property offers a fantastic opportunity for first time buyers or investors alike seeking a home in a convenient residential location.

The ground floor comprises a bright and functional kitchen with ample storage and worktop space, along with a comfortable living room featuring a large front window. The layout provides a practical and welcoming living environment suited to tenants.

Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom. The rooms are neutrally decorated, making it easy for new occupants to move straight in or for landlords to let without additional work.

Externally, the property benefits from a private rear garden space.

Situated in a popular residential area, the property is conveniently located close to local amenities, transport links, and schools. This is a good investment opportunity with potential for immediate rental income.



- Two spacious bedrooms
- Modern fitted kitchen
- Private rear garden
- Bright living room with natural light
- Family bathroom
- Excellent rental potential

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

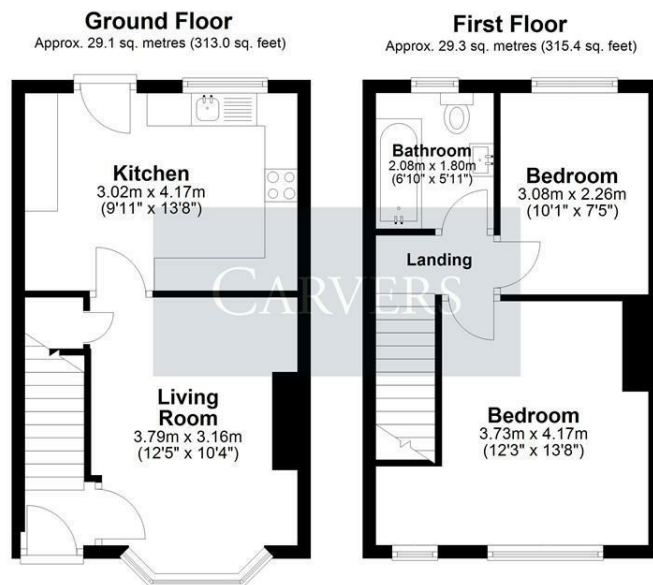
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**Property Size**

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. 58.4 sq. metres (628.4 sq. feet)  
16 Lucknow Street, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
656.00 sq ft

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