



CARVERS
SALES & LETTINGS

Wilson Street
Darlington, DL3 6QY
Price £69,950

House - Terraced



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Ideally suiting the first time buyer or the property investor this is a mid terraced house very conveniently located and with the potential of providing a healthy rental yield.

The property offers well proportioned accommodation which briefly comprises on the ground floor; entrance porch, lounge with bay window and fireplace, good size kitchen/dining room, rear lobby and a bthroom/w.c. fitted with a white suite and a shower. To the first floor there are two double bedrooms. Externally there is a yard to the rear.

Wilson Street is conveniently located close to a good range of local shops and amenities available in nearby Cockerton with a more comprehensive range of shops and amenities available in Darlington Town Centre which is less than a mile away.



- Ideal first time buy or investment opportunity
- Two double bedrooms
- Good size kitchen/dining room
- Healthy rental yield potential
- Lounge with fireplace and bay window
- Conveniently located close to local shops

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

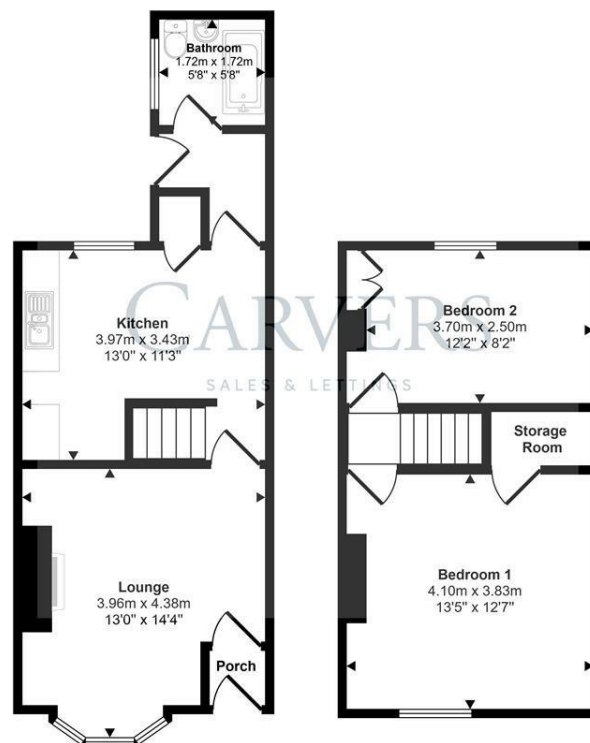
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Property Size

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)



Approx Gross Internal Area
67 sq m / 724 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
688.00 sq ft

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