



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Fairfield Street  
Darlington, DL3 6QP  
**Price £75,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Offered CHAIN FREE this ideal first purchase or investment property is sure to attract a wide range of buyers. Located in the Denes area of Darlington, close to local shops and amenities, this could be the perfect addition to any investment portfolio. Internal accommodation consists of an entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally a paved yard completes the property. EPC rating C, Darlington Borough Council tax band A.

- CHAIN FREE
- Town Centre Location
- On Street Parking
- Two Bedrooms
- Ideal Investment or First Purchase
- Yard Rear Garden

#### **General Information**

Tenure: Freehold

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

Double glazing

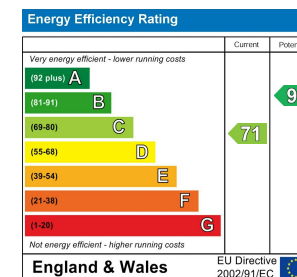
Local Authority: Darlington Borough Council (Tax Banding A)

#### **Buyer 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.

#### **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 a conservatory and/or garage)



Floor Area from EPC -  
742.72 sq ft

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