



CARVERS

SALES & LETTINGS

Park Lane
Darlington, DL1 5AQ
Price £115,000

House - Terraced



Conveniently situated within easy reach of Darlington town centre and the mainline railway station, this spacious three-bedroom period property offers an excellent opportunity for both owner-occupiers and investors alike. Offering generous accommodation throughout, the home features two well-proportioned reception rooms, the lounge with a lovely fireplace and a bay window, providing flexible living and entertaining space to suit a variety of lifestyles.

The first floor boasts three bedrooms, making the property ideal for families, first-time buyers looking for extra space, or landlords seeking a property with strong tenant appeal. The convenient location places a wide range of amenities, shops, schools and transport links within easy reach, enhancing its long-term desirability.

With its combination of spacious accommodation, excellent accessibility and impressive rental potential, this is a property that will appeal to a broad range of purchasers and represents a fantastic opportunity in a well-established residential area. Darlington railway station is located close by, making it particularly attractive for commuters.

The potential rental income for this property would be estimated £800.00 per calendar month. Speak to our lettings team on 01325 341455 for further information.



- Terraced house very conveniently located
- Three bedrooms and a large bathroom upstairs
- Close to the railway station and a good range of local shops
- Ideal first time buy or investment opportunity for landlords
- Two good size reception rooms and a large kitchen

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

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)



