



# CARVERS

SALES & LETTINGS

Stewart Street  
Darlington, DL3 6QS  
Price £82,500

House - Terraced



This is an excellent opportunity for both first-time buyers and property investors alike. This traditional two-bedroom mid-terraced home offers well-presented accommodation and represents an affordable route onto the property ladder or an attractive addition to a buy-to-let portfolio. Properties in this area have historically proven popular with both owner-occupiers and tenants, making it a versatile purchase.

The potential rental income would be around £625.00 per calendar month which would equate to a rental yield of just over 9% per annum when occupied.

The accommodation is ideally suited to modern living, with a comfortable lounge, fitted kitchen, two bedrooms, the master a particularly good size, and a bathroom, while outside there is an enclosed rear yard providing useful outdoor space with a shed which is plumbed for a washing machine and has electric power and light. The loft is also boarded and insulated. The property is conveniently situated within easy reach of Darlington town centre, local shops, schools, amenities and transport links.

Offering excellent value for money and plenty of potential, this is a property that will appeal to a wide range of purchasers seeking a home that is ready to enjoy or a sound investment with strong rental appeal.



- Ideal first time buy or investment property
- Healthy potential rental income of £625.00 pcm
- Potential rental yield of over 9%
- Lounge with fireplace
- Refitted kitchen
- Two bedrooms good size master
- Very convenient location

**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.

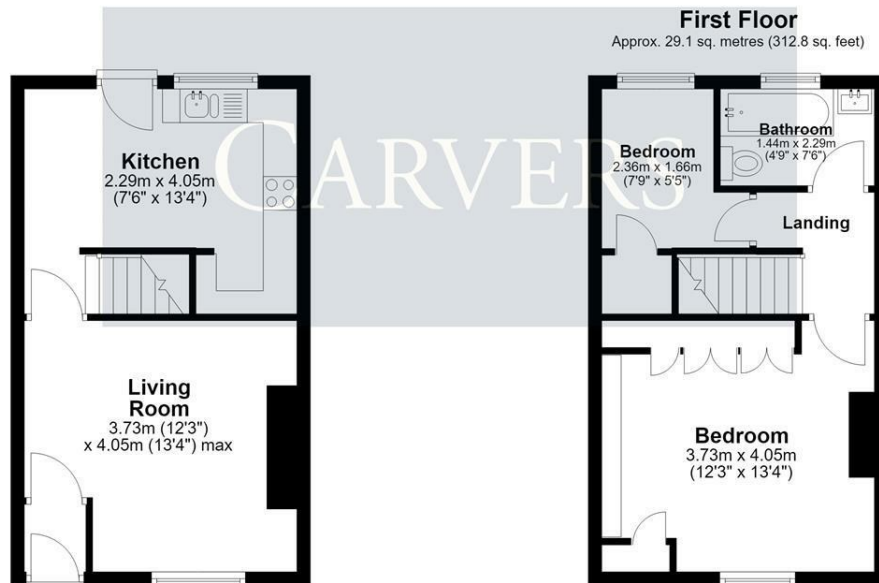
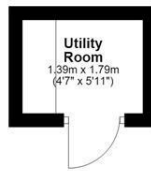
**Property Size**

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)



### Ground Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)  
**20 Stewart Street, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC sq ft

**Searching 1,000s of mortgages**  
 Access to 12,000+ products from 90+ lenders across the UK.  
 Call: 01325 370341 Visit: Any of our offices  
 Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)

Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.