CARVERS

SALES & LETTINGS

Park Lane

Darlington, DL1 5AQ

Price £115,000

House - Terraced

3

2

1

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:

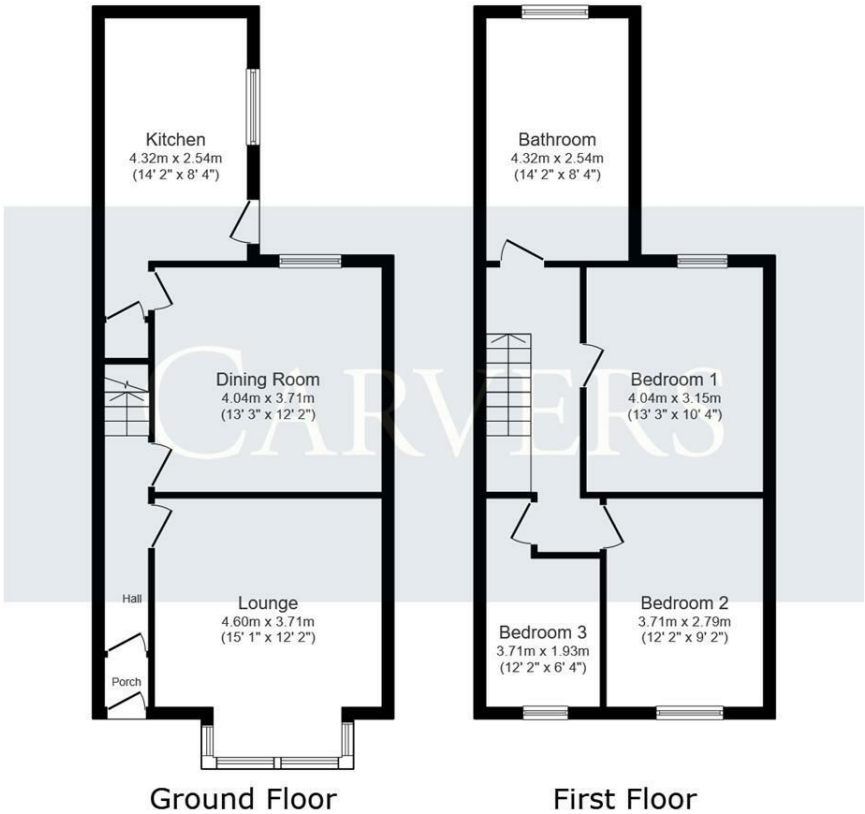
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

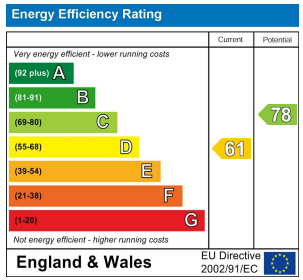
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
1022.00 sq ft

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.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk