



CARVERS

SALES & LETTINGS

Fairfield Street

Darlington, DL3 6QP

Offers in the region of £90,000

House - Terraced



A beautifully presented and much improved traditional mid-terraced house, conveniently situated in the popular Denes area of Darlington, within easy reach of local amenities and the town centre.

The property has been thoughtfully improved and maintained by the present owners and provides well-proportioned accommodation arranged over two floors. The ground floor has an entrance lobby leading into a lovely lounge, featuring a bay window and fireplace, together with a separate dining room. To the rear is a refitted kitchen, fitted with a most attractive range of floor and wall units, integrated appliances and good use of the available space. There is also a useful additional lobby/storage area to the rear of the kitchen and a particularly attractive bathroom with a shower over the bath.

To the first floor there are two bedrooms, with the larger master bedroom benefiting from sliding-door wardrobes providing excellent storage.

Externally, there is a rear yard.

A particularly appealing home which is ready to move into and would make an excellent first-time purchase, whilst also offering obvious potential as a buy-to-let investment.



- Beautifully presented much improved terrace in "The Denes"
- Kitchen refitted with most attractive units and integrated appliances
- Two bedrooms the large master with wardrobes
- Very conveniently located
- Lounge with fireplace and bay separate dining room
- Rear lobby and lovely refitted bathroom with shower
- Yard to the rear

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details

Potential Rent income: £650 pcm

Yield: 8.66%

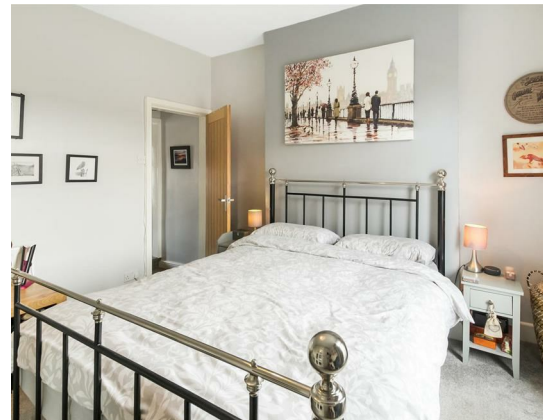
For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

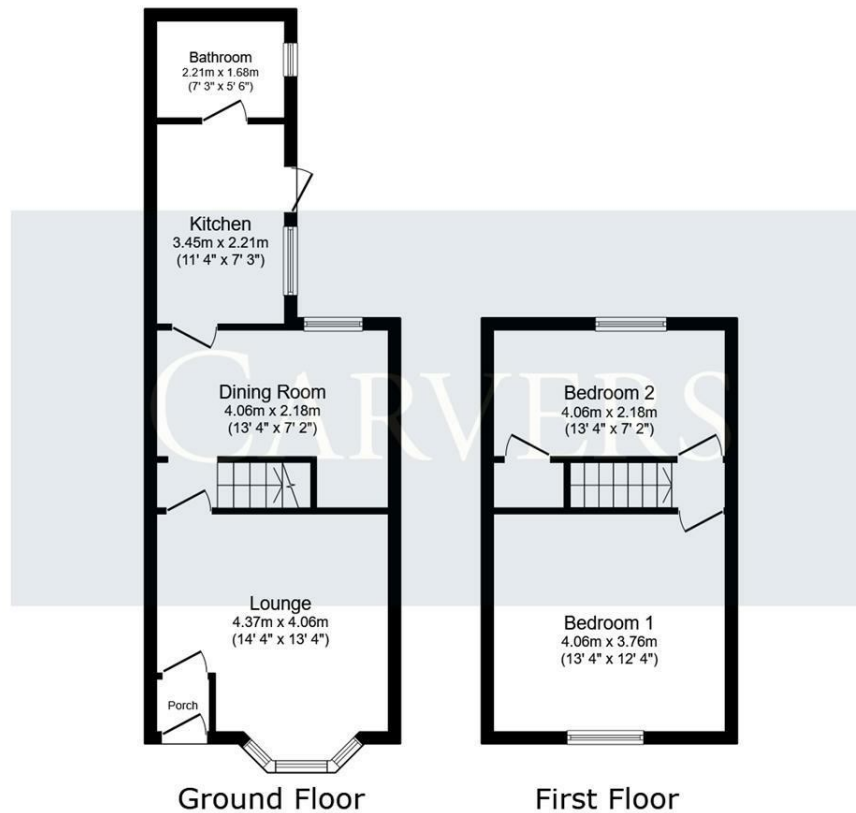
Buyers Identification Checks

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)





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

Property size taken from EPC sq ft

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

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