

CARVERS

SALES & LETTINGS

Olympic Street

Darlington, DL3 6DL

Offers in the region of £140,000

House - Terraced

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This well-presented two-bedroom mid-terrace property on Olympic Street in the popular Denes area, has been finished to a high standard throughout and is ready to move straight into.

The ground floor offers a comfortable lounge, modern kitchen/diner and a useful sun room, providing excellent everyday living space. Upstairs there are two well-proportioned bedrooms along with a family bathroom.

To the rear, the property benefits from a west-facing courtyard garden which enjoys the afternoon sun, creating a pleasant outdoor space to relax and unwind.

This would make an ideal first-time buy for anyone looking for a home that requires little or no additional work. It would also be an excellent opportunity for an investor looking to expand their portfolio, with the property ready to let and offering a straightforward, move-in-ready investment.

With its high standard of finish, well-proportioned accommodation and attractive outdoor space, this property is sure to appeal to both first-time buyers and investors alike.









- High quality finish
- Gated forecourt
- Potential rental income of £800pcm
- West facing courtyard
- Turn-key home



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: £800pcm
Yield: 6.86%

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

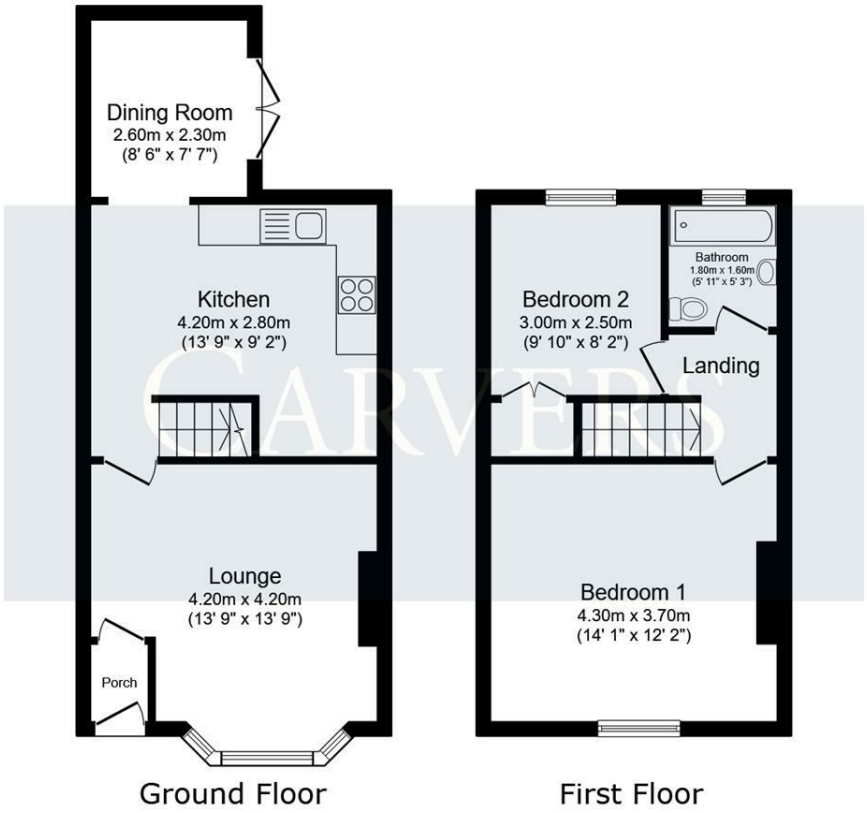
Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party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

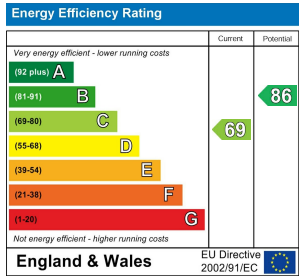
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
721.00 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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