



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Fairfield Street  
Darlington, DL3 6QP  
**Price £75,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Offered CHAIN FREE this ideal first purchase or investment property is sure to attract a wide range of buyers. Located in the Denes area of Darlington, close to local shops and amenities, this could be the perfect addition to any investment portfolio. Internal accommodation consists of an entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally a paved yard completes the property. EPC rating E, Darlington Borough Council tax band A.

- CHAIN FREE
- Two Bedrooms
- Yard Rear Garden

- Ideal Investment or First Purchase
- Town Centre Location
- On Street Parking

#### **General Information**

Tenure: Freehold

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

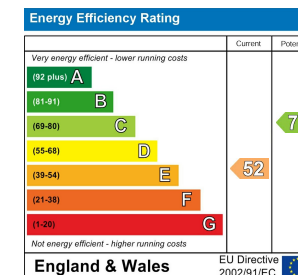
Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

#### **Buyer Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.





We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, 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  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)