



country properties  
village properties  
town homes  
barn conversions  
building plots

Pensbury Street  
Darlington, DL1 5LH

**Offers over £95,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



An opportunity to purchase these TWO apartments, located within walking distance of the train station and also well placed for the vibrant town centre. The ground floor apartment is offered for sale with no onward chain and offers ready to move into accommodation, with PVC double glazing, and electric heating. Situated over two floors with front and rear access, internal viewing will reveal entrance hall, refitted kitchen with cooking appliances, well appointed living room, stairs giving access to the first floor with two good sized bedrooms and bathroom/WC. To the lower ground there is a self-contained ONE bedroom apartment with open plan living/kitchen, a shower room/WC and bedroom, there is also front and rear access. Further details regarding previous rent is available from our Duke Street office.





- POPULAR RESIDENTIAL LOCATION
- ELECTRIC HEATING
- APARTMENTS HAVE THEIR OWN SEPERATE ENTRANCE
- PERFECT FOR ACCESS TO THE TRAIN STATION
- EARLY VIEWING ESSENTIAL
- TWO SELF CONTAINED APARTMENTS
- PVC DOUBLE GLAZING
- WALKING DISTANCE TO THE TOWN CENTRE
- IDEAL INVESTMENT
- REAR GARDEN

**GENERAL INFORMATION**

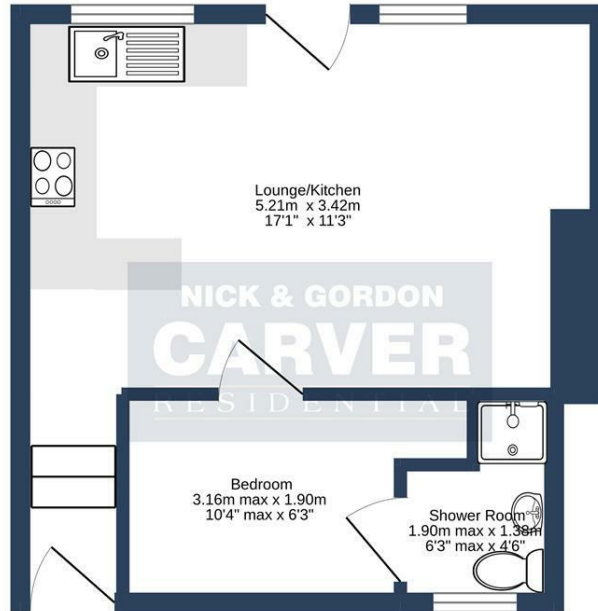
Tenure: Freehold

Services: mains electric, water and drainage. electric heating to 52

Double glazing

Local Authority:Darlington Council tax banding A





GROUND FLOOR  
26.4 sq.m. (285 sq.ft.) approx.

PENSBURY STREET, DARLINGTON, DL1 5LH.

TOTAL FLOOR AREA: 26.4 sq.m. (285 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	53	
(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	

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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



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