



CARVERS

SALES & LETTINGS

Langdale Road

Darlington, DL1 4BP

Offers in the region of £75,000

House - End Terrace



This end terraced house would ideally suit the first time buyer or make an ideal investment for a landlord as it has the potential of providing a healthy rental yield.

Conveniently located close to shops, schools and Darlington train station the property does need some cosmetic improvement and offers accommodation which comprises on the ground floor; entrance lobby, lounge with fireplace and bay window, and a kitchen/dining room fitted with a range of floor and wall units. To the first floor there are two good size bedrooms and a bathroom/w.c. fitted with a white suite. There is also a useful loftroom which is accessed via a permanent staircase from bedroom 2.

Externally there is a south facing yard to the rear.



- End terraced house with South facing rear yard
- Healthy potential rental yield
- Lounge with fireplace and bay window
- Useful loft room
- Ideal first time buy or investment opportunity
- Two good size bedrooms
- Kitchen/Dining room with floor and wall units

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

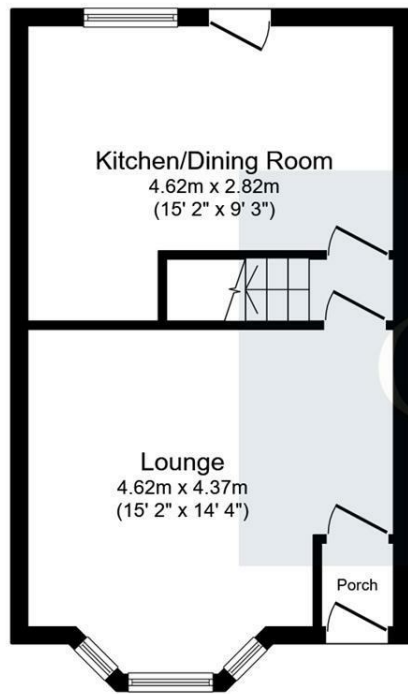
Buyers Identification Checks

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

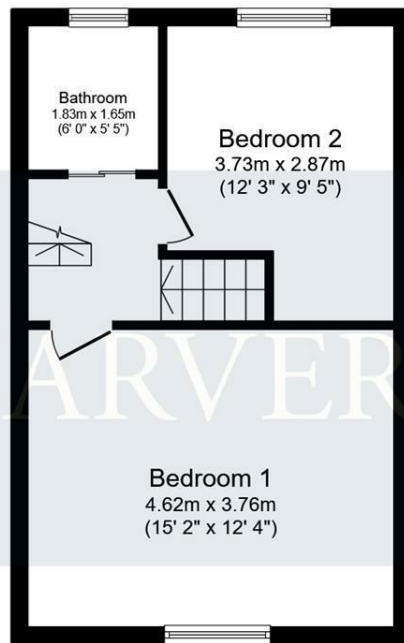
Property Size

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 a conservatory and/or garage)

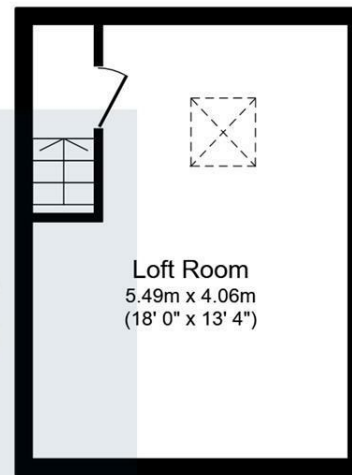




Ground Floor



First Floor



Second Floor

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

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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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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