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Welbeck Street  
Darlington, DL1 5EY

**Offers in the region of £125,000**

House - End Terrace  
3 Bedroom/s  
1 Bathroom/s

Welcome to Welbeck Street, a charming double-fronted terraced house nestled in the desirable South Park area of Darlington. This property presents an excellent opportunity for both investors and first-time buyers alike. Spanning an impressive 871 square feet, this older-style home boasts a welcoming hall that leads to two spacious reception rooms, perfect for entertaining or relaxing with family.

The property features a fitted and functional kitchen and three good sized bedrooms, ensuring ample space for family or guests. The bathroom, complete with a WC, adds to the convenience of this lovely home.

To the rear of the property is an enclosed rear courtyard, offering a private outdoor space, the property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year.

Situated within walking distance to the train station and the town centre, Welbeck Street is ideally located for those who appreciate easy access to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to secure a delightful home in a sought-after area.





- No onward chain
- Three good sized bedrooms
- Popular South Park location
- Ideal for a variety of buyers including the investor
- Double fronted spacious property
- Two reception rooms
- Minutes walk to both the train station and the town centre
- Gas central heating & double glazing

#### **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**

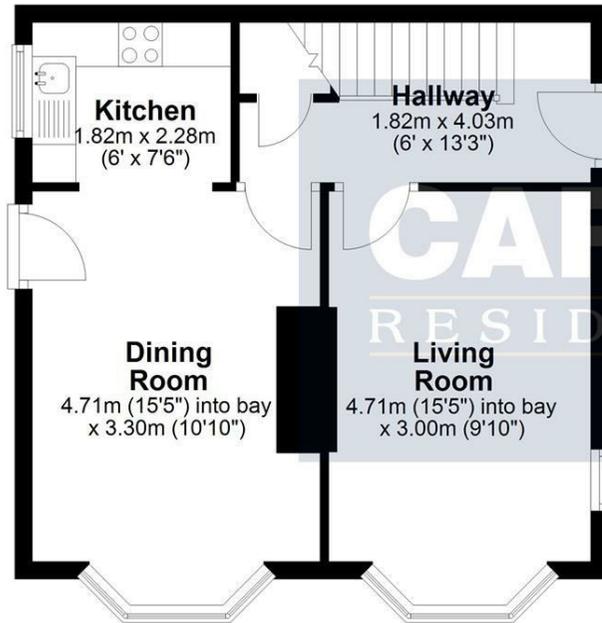
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

Approx. 39.8 sq. metres (428.4 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 sq. feet)

**1 Welbeck Street, Darlington**

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Floor Area from EPC -  
871.00 sq ft

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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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