



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

Brighton Road  
Darlington, DL1 4AS

**Price £70,000**

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 town centre 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 C, Darlington Borough Council tax band A.

- CHAIN FREE
- Town Centre Location
- Paved Yard Garden
- Two Bedrooms
- Ideal First Purchase or Investment
- On Street Parking

#### **General Information**

Tenure: Freehold

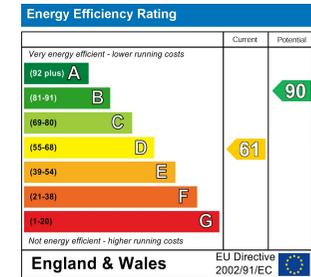
Services: Gas central heating, mains electric, drainage and water.

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.



Floor Area from EPC -  
688.90 sq ft

We can search 1,000s  
of mortgages for you

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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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