



CARVERS
SALES & LETTINGS

Trafalgar Terrace
Darlington, DL3 6QQ
Price £95,000

House - Terraced



An excellent opportunity for investors and first-time buyers alike, this two-bedroom mid-terrace home on Trafalgar Terrace offers spacious accommodation with the added benefit of a converted loft space, providing valuable flexibility for a home office, hobby room or additional storage.

The property combines character and practicality, with comfortable living spaces designed for modern day-to-day living. To the rear, a decked outdoor seating area creates a low-maintenance space for relaxing or entertaining, while the detached garage, accessed via the rear lane, offers secure parking, storage or workshop potential—an increasingly sought-after feature in this location.

With strong rental appeal and the potential to generate an attractive rental yield, this property represents a fantastic addition to any investment portfolio, whilst also offering an affordable first step onto the property ladder. Conveniently positioned close to local amenities, transport links and everyday conveniences, this is a home that delivers on both lifestyle and long-term value.



- Strong potential yield over 8%
- Enclosed rear yard
- Popular Denes location
- Two bedrooms plus attic room
- Garage

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details

Potential Rent income: £695.00 pcm

Yield: 8.78%

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

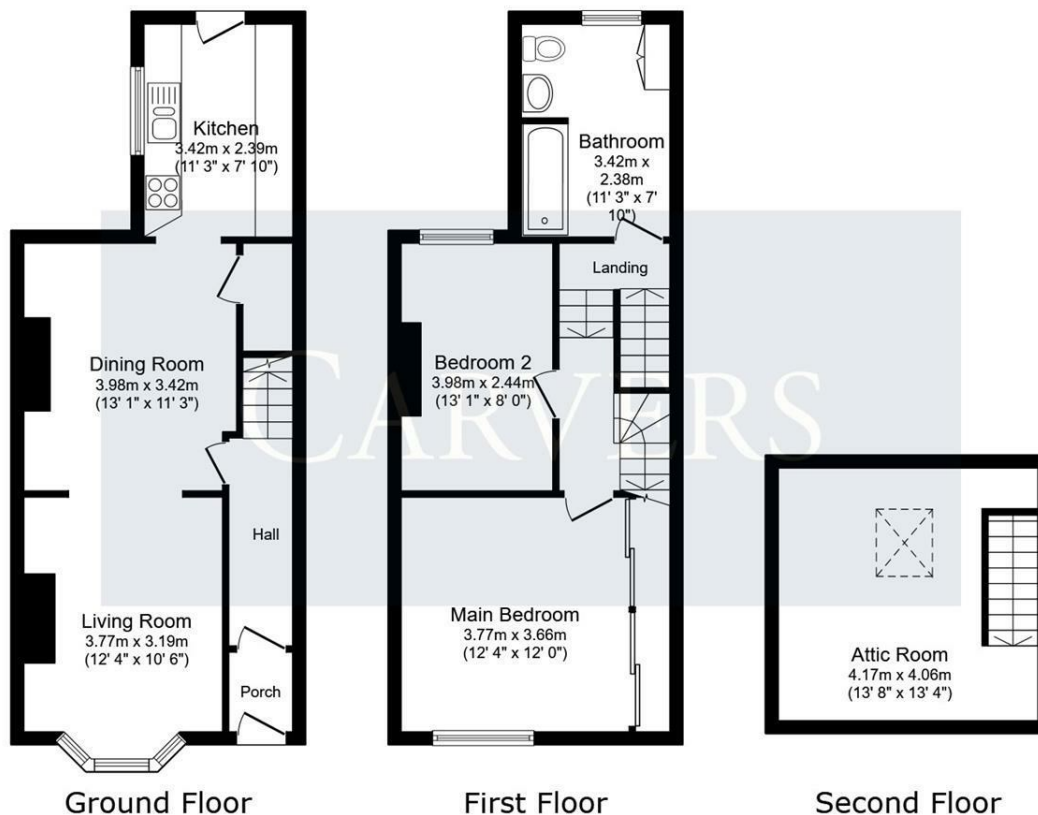
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1087.00 sq ft

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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



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

There may 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.



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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.