



P Resident permit holders only
8 am - 6 pm

CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Roslyn Street
Darlington, DL1 5DG

Offers in the region of £95,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

Located on the ever popular Roslyn Street in the South Park area of Darlington, this delightful mid-terraced house presents an excellent opportunity for first-time buyers or investors alike. The property offers a warm and inviting atmosphere, making it ready for you to move in without delay.

Upon entering, you are greeted by a welcoming porch that leads into a cosy living room. The fitted kitchen/diner provides a functional space for family mealtimes. The property boasts two generously sized double bedrooms, and a well-appointed shower room with WC completes the upstairs interior.

Outside, the rear of the property features an enclosed courtyard, offering a private outdoor space and an access gate to the rear adds convenience, enhancing the overall appeal of this charming home. Additional benefits include double glazing and electric heating, ensuring comfort throughout the seasons.

Situated within close proximity to both the train station and the town centre, this location is ideal for those who appreciate the convenience of urban living. This property is a true gem, combining character, convenience, and comfort in one attractive package. Don't miss the chance to make this lovely house your new home.





- Popular location
- Well presented, ready to move into
- First floor bathroom/wc
- Ideally suited for the first time buyer
- Close proximity to both the train station & the town centre
- Fitted kitchen
- Two good sized bedrooms

GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, mains water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

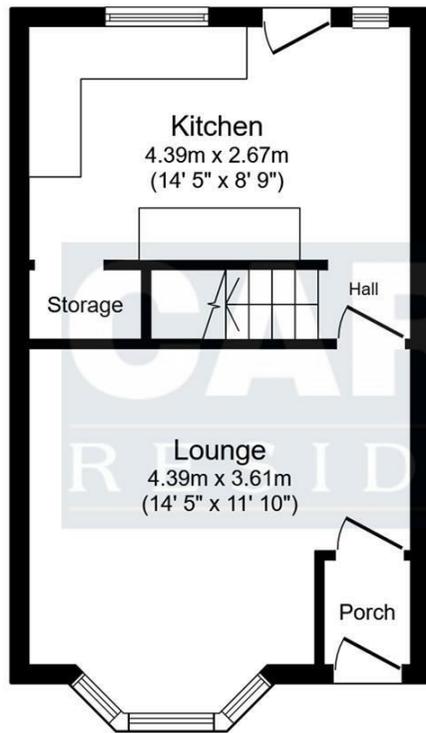
Parking: Resident parking permits available

Buyers Identification Checks

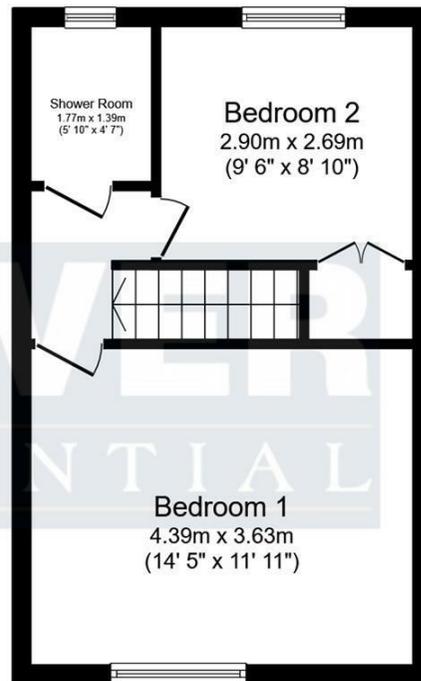
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

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	

Floor Area from EPC -
753.00 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

We can search 1,000s
of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk