



**CARVERS**  
SALES & LETTINGS

Hazel Avenue  
Darlington, DL3 6QF  
Offers in the region of £125,000

House - Terraced



Conveniently located and deceptive two-bedroom home, ideally suited to both owner-occupiers and buy-to-let investors alike, offering the potential for an attractive, healthy rental yield.

The property benefits from a traditional layout with two versatile reception rooms to the ground floor, providing flexible living and dining space to suit a range of lifestyles. The accommodation is both practical and comfortable, appealing to those seeking a ready-to-move-into home as well as landlords looking for a straightforward investment opportunity.

To the first floor are two well-proportioned bedrooms along with a family shower room, completing the internal accommodation.

Externally, the property enjoys low-maintenance outdoor space, further enhancing its appeal for tenants and homeowners alike. The rear yard is accessed via a garage door and can be used for car parking.

Conveniently located within easy reach of Darlington town centre, local amenities and transport links, this is a fantastic opportunity to acquire a property with broad appeal in a popular residential area.



- Deceptive well proportioned terraced house
- Ideal first time buy or investment opportunity
- Lounge and separate dining room
- Off street parking to the rear
- Very conveniently located
- Two good size bedrooms and shower room upstairs
- Good size kitchen

**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.

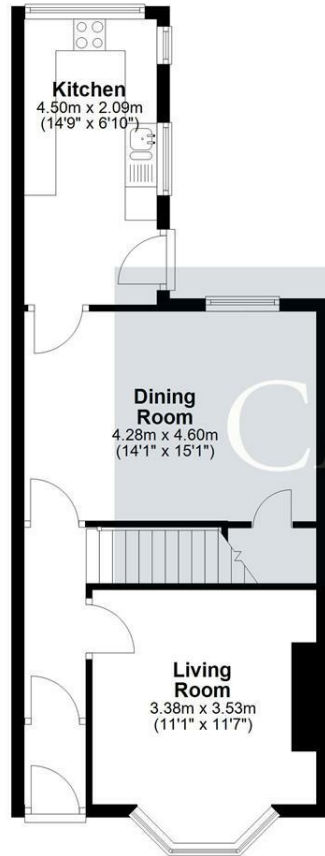
**Property Size**

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 e.g a conservatory and/or garage)



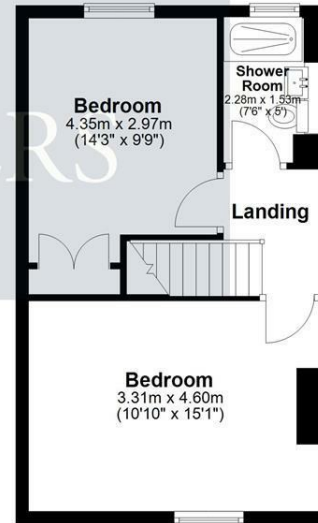
### Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)  
18 Hazel Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very 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>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC  
904.00 sq ft

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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.



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