



# CARVERS

SALES & LETTINGS

Montrose Street

Darlington, DL1 1JU

Price £80,000

House - Terraced



Welcome to Montrose Street in Darlington, this delightful terraced house offers a blend of comfort and convenience. Spanning an inviting 764 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The house boasts two spacious bedrooms, providing ample space for rest after a hard day, making it an excellent choice for small families, couples, or individuals seeking a cosy retreat. The bathroom is modern and fresh, ensuring functionality and comfort for daily routines.

Situated in a friendly neighbourhood, a short walk to Darlington town center and revamped Railway station, this property benefits from its proximity to local amenities, schools, and parks, making it an attractive option for those who appreciate community living. With its appealing layout and prime location, this terraced house on Montrose Street presents a wonderful opportunity for anyone looking to establish a home in Darlington.



- 2 Bedroom terrace property
- Close to town and railway station
- Great for investment
- Recently updated
- Great for first time buyer
- Modern 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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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

Property size taken from EPC  
764.00 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

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 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.