



CARVERS
SALES & LETTINGS

Thirlmere Road
Darlington, DL1 4BJ
Price £90,000

House - Terraced



Ideal for first-time buyers and investors alike, this beautifully renovated two-bedroom home is ready to move straight into. The current owner has thoughtfully upgraded the property to create a versatile and well-presented home, whilst retaining a bright and welcoming feel throughout.

The ground floor accommodation comprises a comfortable living room with feature fireplace, a dining room with French patio doors, and a newly fitted galley-style kitchen. Upstairs, there are two well-proportioned bedrooms and a modernised family bathroom.

Externally, the property benefits from a private rear courtyard, which enjoys afternoon sunshine, along with a rear gate providing added convenience when taking the bins out.

Situated just off Neasham Road, the property offers excellent access to local shops, schools and the recently developed Darlington train station, making it an ideal choice for commuters.



- Potential rental income of £700pcm
- Potential gross yield of 9.33%
- Ideal investment or first-time buy
- Turn key property
- Close links to local amenities

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: £700 pcm

Yield: 9.33%

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

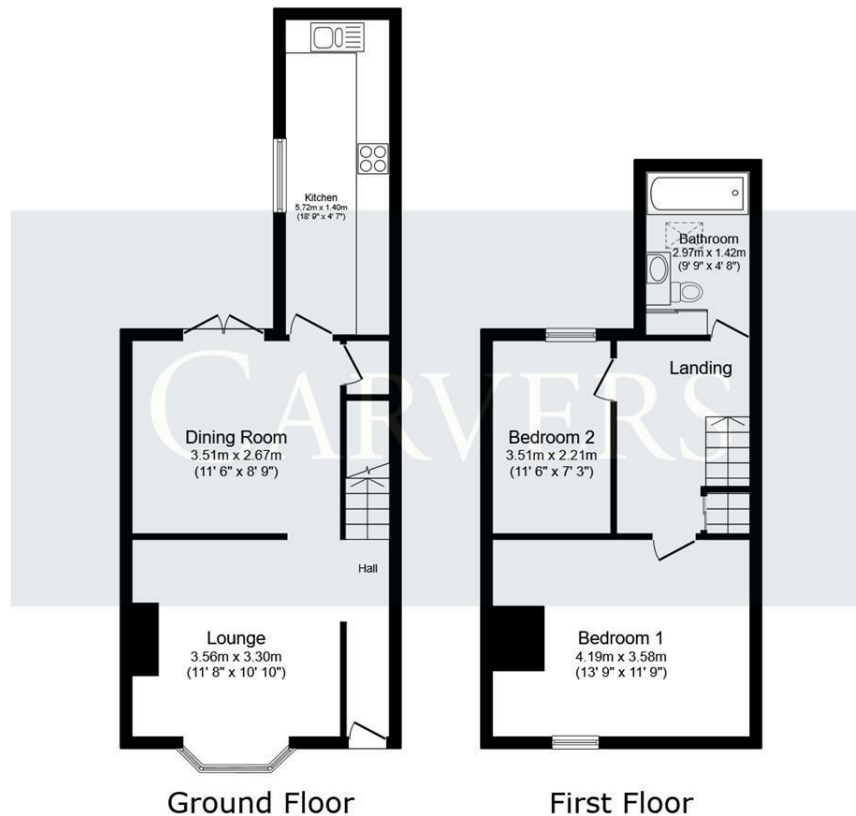
Buyers Identification Checks

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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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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