



CARVERS

SALES & LETTINGS

Welbeck Street

Darlington, DL1 5EY

Offers in the region of £115,000

House - End Terrace

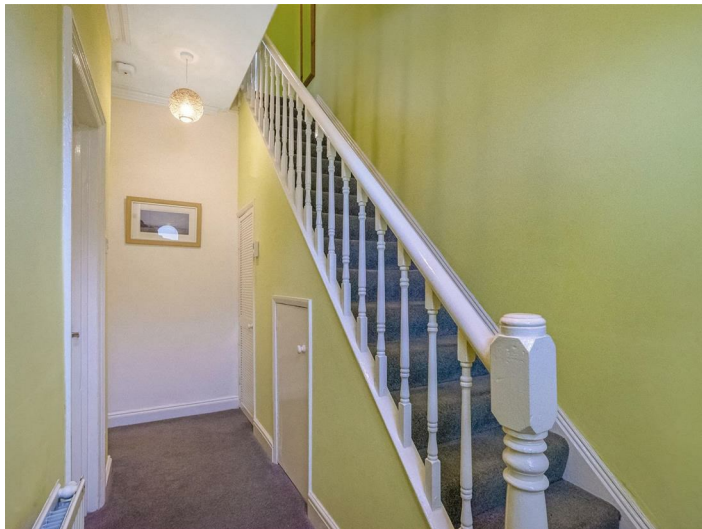


Welcome to Welbeck Street, a charming double-fronted terraced house nestled in the desirable South Park area of Darlington. This property presents an excellent opportunity for both investors and first-time buyers alike. Spanning an impressive 871 square feet, this older-style home boasts a welcoming hall that leads to two spacious reception rooms, perfect for entertaining or relaxing with family.

The property features a fitted and functional kitchen and three good sized bedrooms, ensuring ample space for family or guests. The bathroom, complete with a WC, adds to the convenience of this lovely home.

To the rear of the property is an enclosed rear courtyard, offering a private outdoor space, the property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year.

Situated within walking distance to the train station and the town centre, Welbeck Street is ideally located for those who appreciate easy access to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to secure a delightful home in a sought-after area.



- No onward chain
- Three good sized bedrooms
- Popular South Park location
- Ideal for a variety of buyers including the investor
- Double fronted spacious property
- Two reception rooms
- Minutes walk to both the train station and the town centre
- Gas central heating & double glazing

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

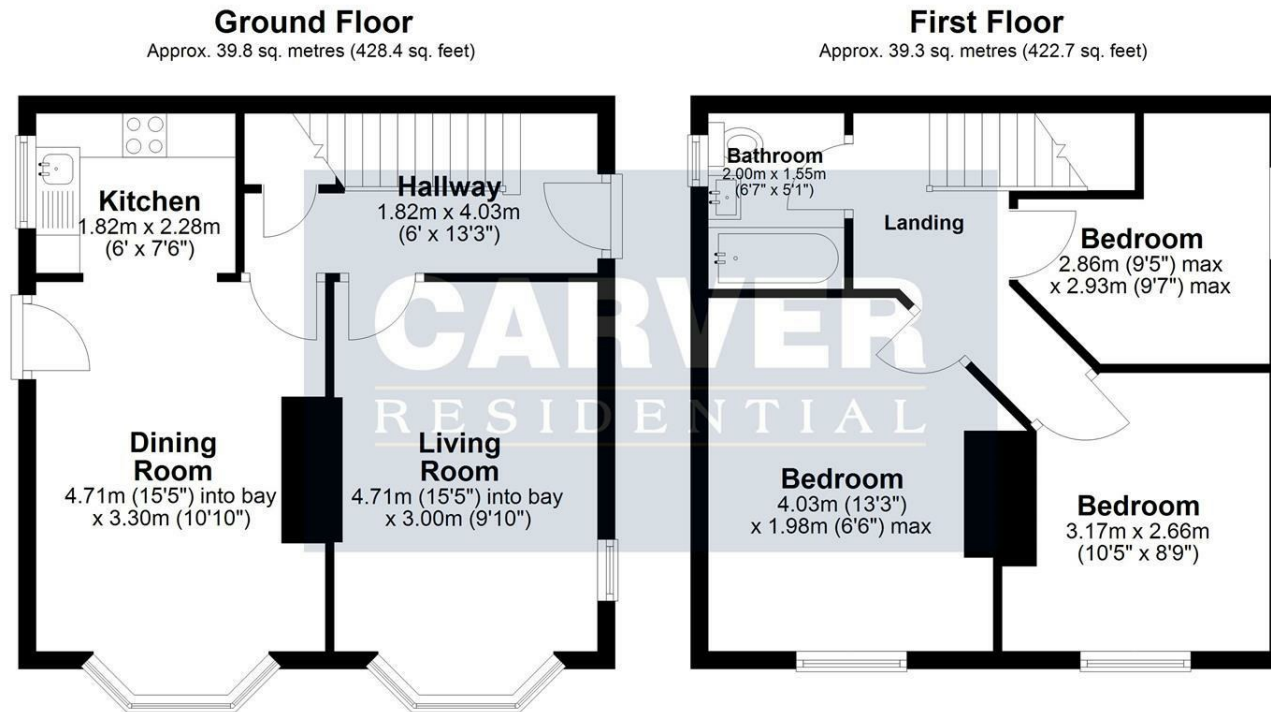
Buyers Identification Checks

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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 a conservatory and/or garage)





Total area: approx. 79.1 sq. metres (851.1 sq. feet)
1 Welbeck Street, Darlington

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

Property size taken from EPC
 871.00 sq ft

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman

RICS

naea propertymark

arla propertymark

Ethical Agent Network

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