CARVERS

SALES & LETTINGS

Wilson Street

Darlington, DL3 6QY

Offers in the region of £65,000

House - Terraced

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Ideally suiting the first time buyer or the property investor this is a mid terraced house very conveniently located and with the potential of providing a healthy rental yield.

The property offers well proportioned accommodation which briefly comprises on the ground floor; entrance porch, lounge with bay window and fireplace, good size kitchen/dining room, rear lobby and a bthroom/w.c. fitted with a white suite and a shower. To the first floor there are two double bedrooms. Externally there is a yard to the rear.

Wilson Street is conveniently located close to a good range of local shops and amenities available in nearby Cockerton with a more comprehensive range of shops and amenities available in Darlington Town Centre which is less than a mile away.

- Ideal first time buy or investment opportunity
- Two double bedrooms
- Good size kitchen/dining room
- Healthy rental yield potential
- Lounge with fireplace and bay window
- Conveniently located close to local shops

GENERAL INFORMATION:

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

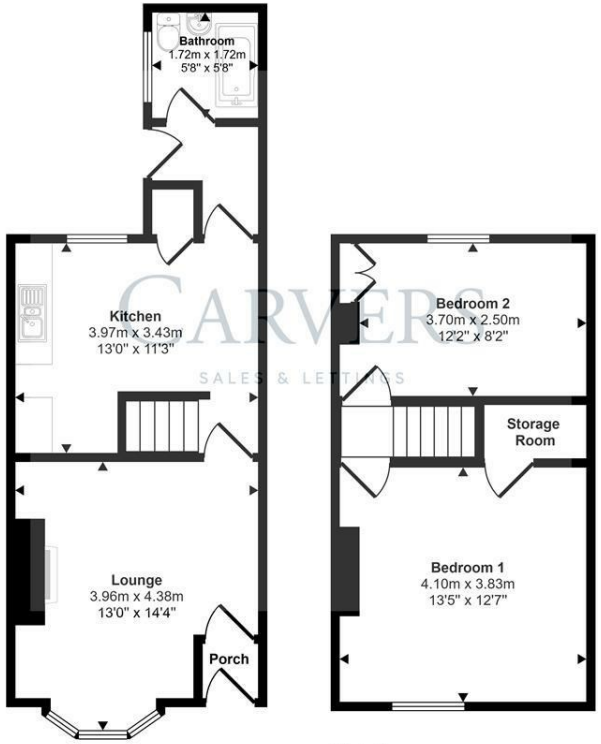
Buyers Identification Checks

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)

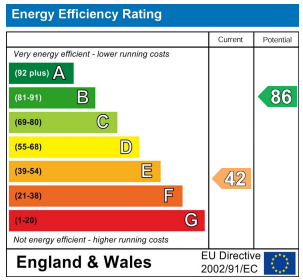
Approx Gross Internal Area
67 sq m / 724 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 31 sq m / 329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
688.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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.

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