



Investors, make your mark or first time buyers, get your first run on the property ladder...!

Opportunities like this don't come up every day. Perfectly livable property but in need of full modernisation, welcome to this great opportunity on Falmer Road in Darlington.

A typical 2 up 2 down terraced property, this house presents an excellent project for those looking to roll their sleeves up and capitalise on a great solid property. With two well-proportioned bedrooms, this property is ideal for investors, small families, couples, or individuals capable of bringing the property up to today's standards.

To the rear the property has a the standard yard you would expect but with the added bonus of a single garage accessed from the rear.

Priced to sell this property is sure to attract interest, so don't delay in securing this fantastic opportunity.

Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and parks, and the famous Darlington Railway station, currently under huge rejuvenation and the main





- Superb project property / invest • In need of full modernisation opportunity
- 2 bedrooms
- Yard to rear
- Close to Railway station and local amenities
- 1 Reception room
- Single garage

GENERAL INFORMATION:

Tenure: Freehold

Services: solid fuel heating, mains electric, water and drainage.

Double glazing

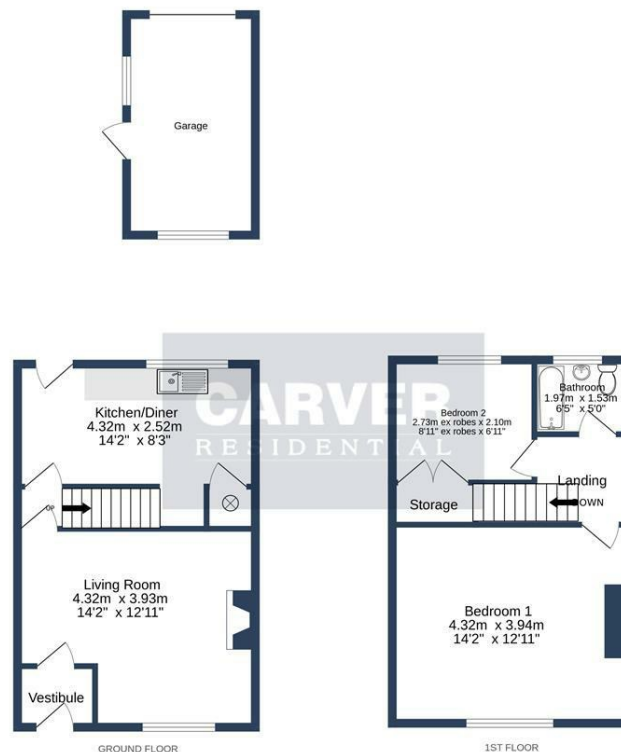
Local Authority: Darlington Borough Council (Tax Banding A)

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 a conservatory and/or garage)



FALMER ROAD, DARLINGTON. DL1 4AZ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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There will 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

MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk