



CARVERS

SALES & LETTINGS

Roslyn Street

Darlington, DL1 5DG

Offers in the region of £95,000

House - Terraced



Located on the ever popular Roslyn Street in the South Park area of Darlington, this delightful mid-terraced house presents an excellent opportunity for first-time buyers or investors alike. The property offers a warm and inviting atmosphere, making it ready for you to move in without delay.

Upon entering, you are greeted by a welcoming porch that leads into a cosy living room. The fitted kitchen/diner provides a functional space for family mealtime. The property boasts two generously sized double bedrooms, and a well-appointed shower room with WC completes the upstairs interior.

Outside, the rear of the property features an enclosed courtyard, offering a private outdoor space and an access gate to the rear adds convenience, enhancing the overall appeal of this charming home. Additional benefits include double glazing and electric heating, ensuring comfort throughout the seasons.

Situated within close proximity to both the train station and the town centre, this location is ideal for those who appreciate the convenience of urban living. This property is a true gem, combining character, convenience, and comfort in one attractive package. Don't miss the chance to make this lovely house your new home.



- Popular location
- Well presented, ready to move into
- First floor bathroom/wc
- Ideally suited for the first time buyer
- Close proximity to both the train station & the town centre
- Fitted kitchen
- Two good sized bedrooms

GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, mains water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Parking: Resident parking permits available

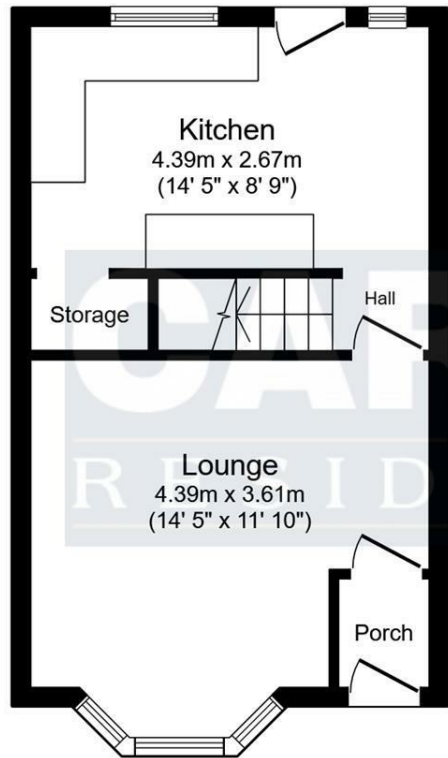
Buyers Identification Checks

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.

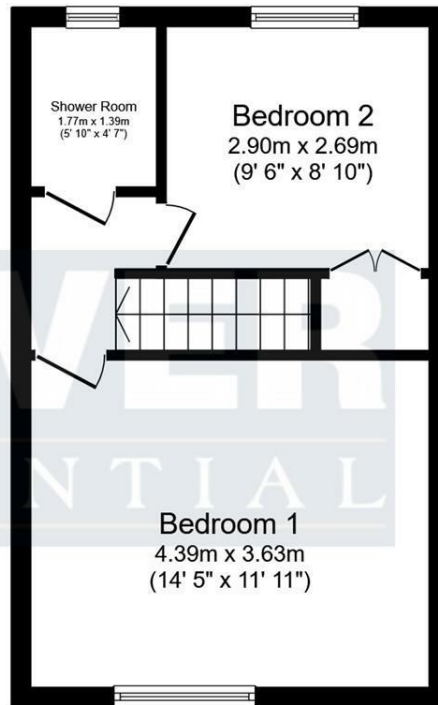
Property Size

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)





Ground Floor



First Floor

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	

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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