



CARVERS

SALES & LETTINGS

Lowson Street

Darlington, DL3 0EY

Price £130,000

House - End Terrace



Very conveniently located on Lawson Street in Darlington, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two inviting reception rooms, the rear with a wood burning stove. Whilst to the rear an extension houses the large kitchen, utility room and a shower room. There are two 'full time' well-proportioned bedrooms as well as a further room accessed through the second bedroom which the current owner uses as a third bedroom.

Some of the standout features of this property are some of the period internal features, the lovely rear garden and the huge garage, a rare find in many urban settings, providing both convenience and peace of mind.

This home is ideally situated within a friendly neighbourhood, close to local amenities and transport links, making it a practical choice for those who value accessibility. Whether you are looking to settle down or invest, this property on Lawson Street is a wonderful option that combines comfort, space, and convenience.



- 2 bedroom with a further room used as a 3rd bedroom
- Modern Shower room and kitchen extension
- Small courtyard off 2nd lounge
- HUGE garage to rear
- End of terrace period property
- 2 Lounge rooms, one with wood burner
- Large private garden

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

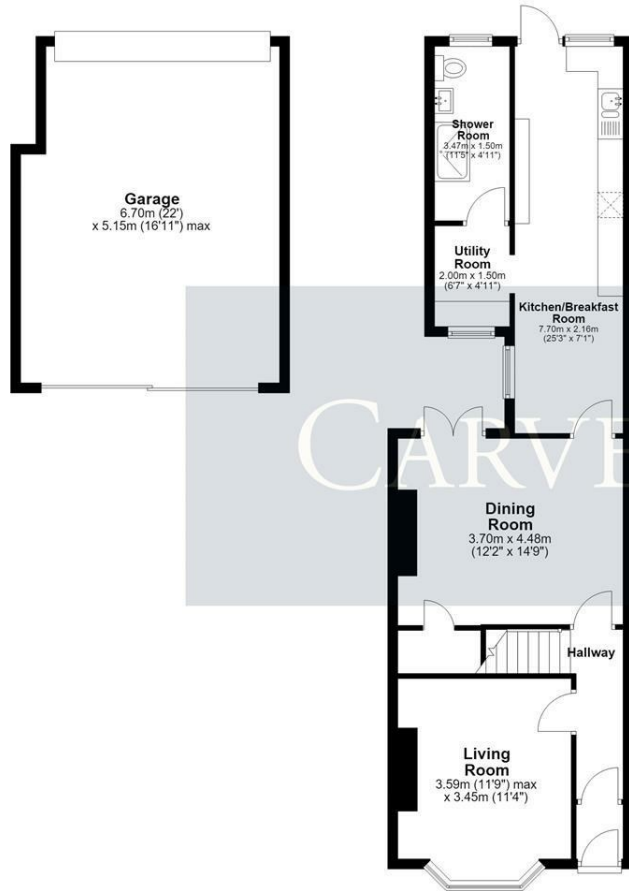
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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)



Ground Floor
Approx. 96.9 sq. metres (1043.4 sq. feet)



First Floor
Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 134.4 sq. metres (1447.1 sq. feet)
50 Lowson Street, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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.