



CARVERS
SALES & LETTINGS

Selby Crescent
Darlington, DL3 9SE
Offers over £140,000

House - Semi-Detached



Whether you're looking to take your first step onto the property ladder or add to your investment portfolio, this well-proportioned three-bedroom home on Selby Crescent offers a great opportunity. With convenient links to the town centre and popular schools and shops in Cockerton, this home has everything you need within a stones throw away.

The upstairs accommodation provides three bedrooms, a family bathroom and the added convenience of a separate WC. Whilst the downstairs layout offers separated living area, dining room and kitchen. The property also benefits from generous gardens to both the front and rear, providing plenty of outdoor space for families, entertaining or simply enjoying the warmer months.

Externally, there is a garage together with off street parking and an additional store/workshop space, offering excellent versatility for those needing additional storage, a hobby area or workspace.

With its practical layout, good-sized gardens and useful outbuildings, this property offers scope for buyers looking for a home they can make their own, as well as investors seeking a property with strong practical appeal.



- Cockerton area of Darlington
- Ideal for investors or first time buyers
- Potential rental income of £875
- Potential yield of 7.5%
- In catchments for Ofsted "Good" schools
- Garage and parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details

Potential Rent income: £875 pcm

Yield: 7.5%

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

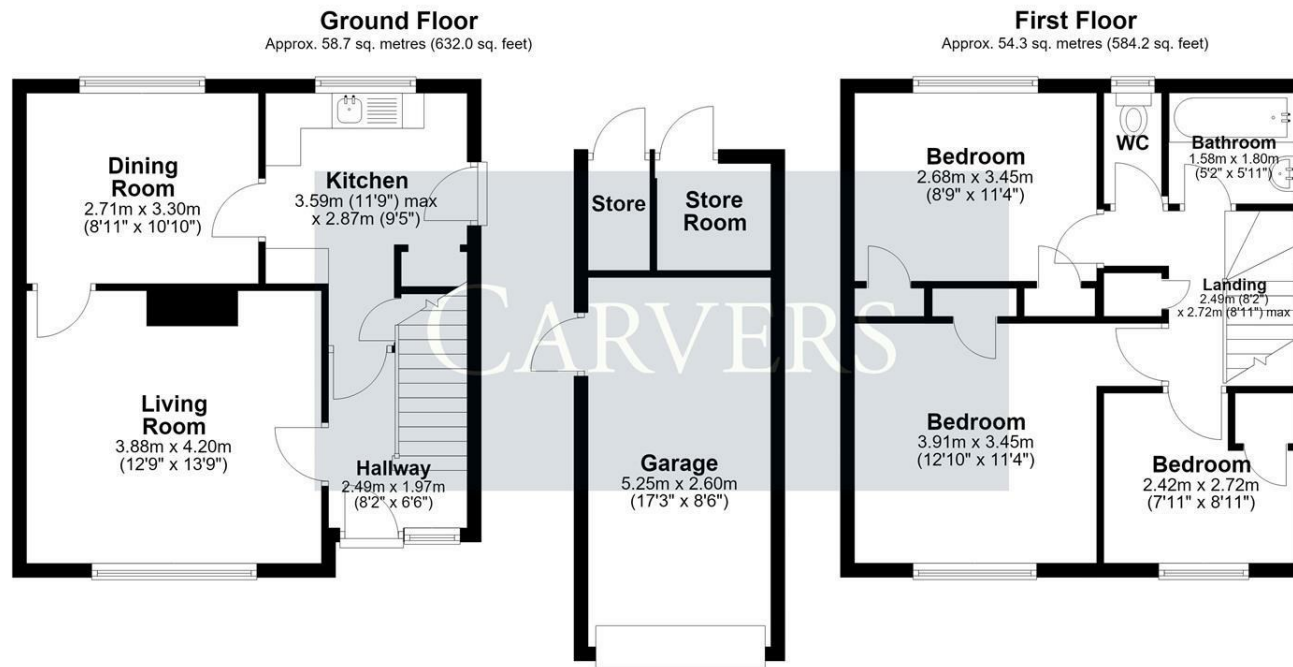
Buyers Identification Checks

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)





Total area: approx. 113.0 sq. metres (1216.2 sq. feet)
11 Selby Crescent, 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		
	67	74
	EU Directive 2002/91/EC	

Property size taken from EPC
 893.00 sq ft

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 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.

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