



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Brougham Street
Darlington, DL3 0NB
Price £65,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

INVESTMENT OPPOTUNITY SOLD WITH A SITTING TENANT. Brougham Street is a competitively priced two bedroomed mid-terraced property, which presents an excellent opportunity for investors looking to increase there portfolio.

The property features two reception rooms, ground floor bathroom/WC and benefits from gas central heating and double glazing. Externally having enclosed rear courtyard.

Brougham Street is ideally situated, providing easy access to a variety of local amenities, ensuring that everything you need is just a short stroll away. This older-style home, currently occupied by a sitting tenant, is a fantastic investment opportunity, allowing you to generate rental income from day one.

A prime location, making it a desirable choice for those looking to enter the property market or expand their investment portfolio.

- COMPETETIVELY PRICED TWO BEDROOMED MID-TERRACED PROPERTY
- POPULAR LOCATION
- SOLD WITH A SITTING TENANT
- COUNCIL TAX BANDING A
- TWO GOOD SIZED RECEPTION ROOMS
- EASY ACCESS TO SHOPS,SCHOOLS AND BUS ROUTES
- INVESTMENT OPPOTUNITY
- GAS CENTRAL HEATING & DOUBLE GLAZING

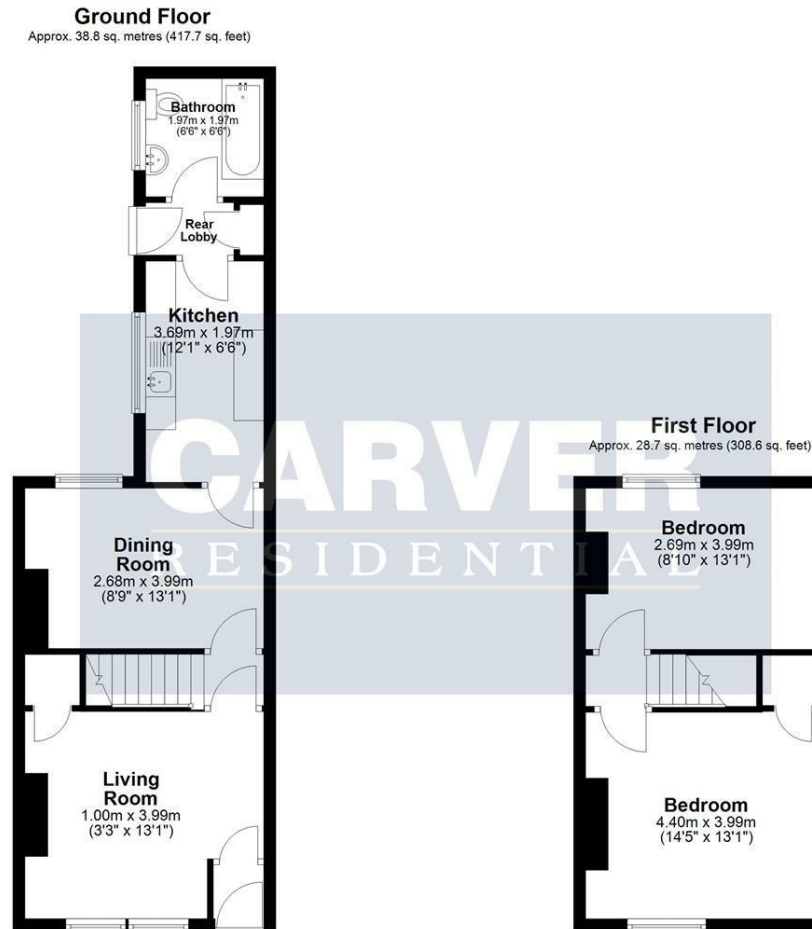
GENERAL INFORMATION

Tenure: Freehold


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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)
12 Brougham Street, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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