



This ideal first purchase or investment property is sure to attract a wide range of buyers. Located in the Denes area of Darlington, close to local shops and amenities, this could be the perfect addition to any investment portfolio. Internal accommodation consists of an entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom. Externally a paved yard completes the property. EPC rating C, Darlington Borough Council tax band A.

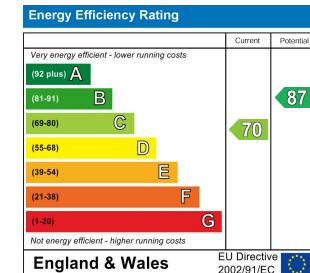
- Perfect Investment
- Two Reception Rooms
- Paved Yard Garden
- Two Bedrooms
- One Bathroom
- On Street Parking

**General Information**

Tenure: Freehold  
Services: Gas central heating, mains electric, drainage and water.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding A)

**Buyer 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.



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MAB 6202

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