



Brighton Road
Darlington, DL1 4AS

Price £70,000

Offered CHAIN FREE this ideal first purchase or investment property is sure to attract a wide range of buyers. Located in the town centre 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, kitchen, two bedrooms and bathroom. Externally a paved yard completes the property. EPC rating C, Darlington Borough Council tax band A.

- CHAIN FREE
- Town Centre Location
- Paved Yard Garden
- Two Bedrooms
- Ideal First Purchase or Investment
- · On Street Parking

## **General Information**

Tenure: Freehold

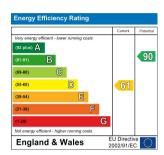
Services: Gas central heating, mains electric, drainage and water.

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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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

representation or warranty whatever in relation to this property 01748 825317

219 High Street, Northallerton North Yorkshire DL7 8LW 01609 777710 northallerton@carvergroup.co.uk

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make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon

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41 Market Place, Richmond North Yorkshire, DL10 4QL richmond@carvergroup.co.uk