



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Fairfield Street
Darlington, DL3 6QP
Price £75,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

Offered CHAIN FREE 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, 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
- On Street Parking
- Two Bedrooms
- Ideal Investment or First Purchase
- Yard Rear Garden

General Information

Tenure: Freehold

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

Double glazing

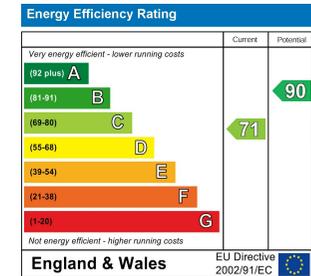
Local Authority: Darlington Borough Council (Tax Banding A)

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.

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 a conservatory and/or garage)



Floor Area from EPC -
742.72 sq ft

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