



Eastmount Road

Darlington DL1 1JZ

£120,000





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Eastmount Road

Darlington DL1 1JZ



- Two Self Contained Apartments
- Ideal Investment Opportunity
- Epc Rating Flat 2 tbc

- Houghton Area of Darlington
- Council Tax Band A
- Excellent Transport and Travel Links

- Close to Town Centre
- Epc Rating Flat 1 tbc

Located on Eastmount Road, this exceptional property presents a unique opportunity for discerning investors. Comprising two self-contained flats, this freehold property is an ideal choice for those seeking a long-term investment with reliable tenants already in place.

The flats are designed to accommodate a variety of living arrangements. The one-bedroom flat generates a rental income of £350 per calendar month, while the two-bedroom flat brings in £355 per calendar month, ensuring a steady cash flow for the astute buyer.

Conveniently located close to the town centre and Darlington College, this property benefits from easy access to local amenities, shops, and educational institutions, making it an attractive option for potential tenants. The absence of an onward chain simplifies the purchasing process, allowing for a swift transition into ownership.

With its long-term tenants in situ, this property not only offers immediate rental income but also presents significant investment potential for the future. Whether you are a seasoned investor or a first-time buyer looking to enter the property market, this apartment on Eastmount Road is a compelling opportunity that should not be overlooked.

Communal Entrance

Stairs to first floor flat.

Flat 1

Lounge

127 x 111 (3.84m x 3.38m)

Upvc double glazed window to rear, under stairs storage cupboard, radiator and laminate flooring.

Kitchen

10'4 x 7'5 (3.15m x 2.26m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and contrasting worktops with stainless steel splashbacks. Stainless steel sink with mixer tap, gas hob with oven, wall mounted boiler laminate tile effect flooring and radiator.

Rear Lobby

Bedroom

15'4 x 11'0 (4.67m x 3.35m)

Double glazed window to front, storage cupboard and radiator.

Bathroom

Fitted panelled bath with shower over and wall mounted glass shower screen, w.c, wash hand basin, radiator, part tiled walls and tiled floor.

Flat 2

Lounge/Kitchen

12'8 x 14'11 (3.86m x 4.55m)

Two double glazed windows to front, wall mounted storage heater open plan to kitchen.

To the kitchen area there are wall, base and drawer units with contrasting work tops. Stainless steel sink with mixer tap, Integrated electric hob with extractor over, oven and stainless steel splashback Walk in storage cupboard.

Bedroom One

12'8 x 8'8 (3.86m x 2.64m)

Window to rear and wall mounted storage heater.

Bedroom one

Bedroom Two

7'7 x 7'6 (2.31m x 2.29m)

Window to rear and wall mounted storage heater.

Bathroom

Obscure window to side. Panelled bath with shower over and wall mounted glass screen, w.c, wash hand basin and tile effect laminate floor.

Externally

To the front is a small forecourt and to the rear is an enclosed private shared yard both both flats .

Tenure

Freehold

Property Details Flat 1

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area Nb

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Property Details Flat 2

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area Nb

Flood Risk Very low

Floor Area 656 ft 2 / 61 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

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Property Information

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