



**Brougham Street**

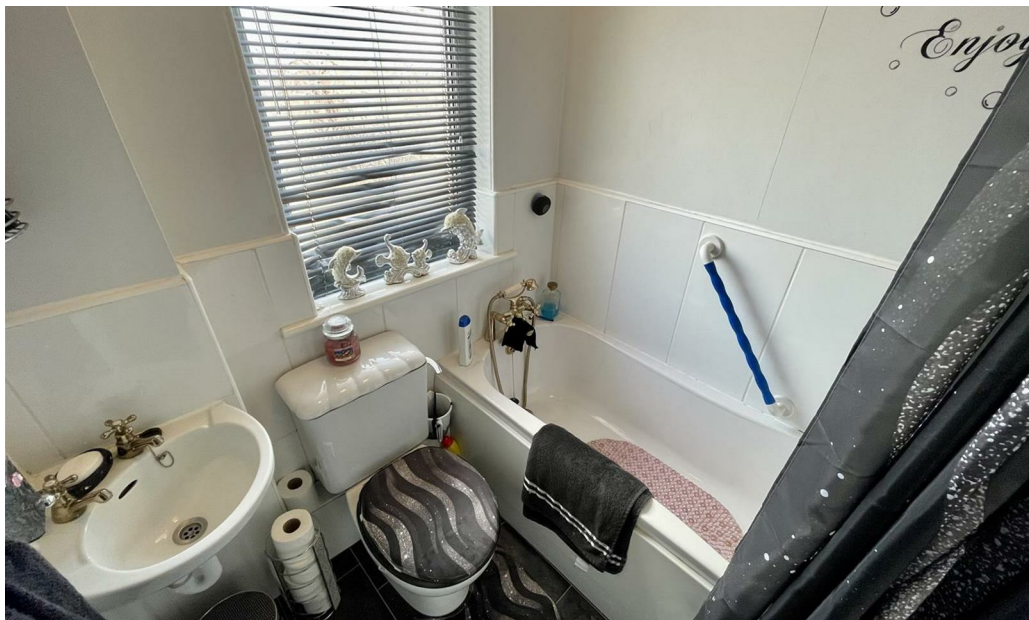
Darlington DL3 0NB

**£90,000**





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# Brougham Street

Darlington DL3 0NB



- Two Bedroom Terraced Property
- Good Size Rooms
- Garden to Rear

- North Road Area of Darlington
- Close to Town Centre and Transport Links
- Council Tax Band A

- Ideal investment Opportunity
- Well Presented
- EPC Rating D

Brougham Street in the charming town of Darlington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The two well-proportioned bedrooms offer a comfortable retreat, perfect for unwinding after a long day. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the garden to the rear, which provides a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air.

Situated close to the town centre, this home benefits from easy access to a variety of local amenities, including shops, cafes, and public transport links, making it an ideal choice for those who appreciate convenience.

Sold with a sitting tenant currently paying £450 pcm which would offer a promising investment opportunity, this property on Brougham Street is not to be missed. With its appealing features and prime location, it is sure to attract interest.

## Entrance Vestibule

Composite door to front.

## Lounge

14'6 x 10'5 (4.42m x 3.18m)

Upvc double glazed bow window to front, gas fire in surround and radiator.

## Dining Room

14'4 x 9'5 (4.37m x 2.87m)

Upvc double glazed window to rear, coving to ceiling, alcove into chimney breast with inset electric fire and radiator.

## Kitchen

10'4 x 7'4 (3.15m x 2.24m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink, electric hob and oven with extractor over. Space for a fridge freezer and washing machine. Upvc door to side, part tiled walls and radiator.

## First Floor Landing

With access to loft and radiator.

## Bedroom One

14'6 x 10'5 (4.42m x 3.18m)

Upvc double glazed window to front, original fireplace and radiator.

## Bedroom Two

12'8 x 8'6 (3.86m x 2.59m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, bath with shower over, wash hand basin, w.c, part tiled walls and radiator.

## Externally

To the front is an enclosed courtyard.

To the rear there is an enclosed garden.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

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

11 Mbps

Superfast

66 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

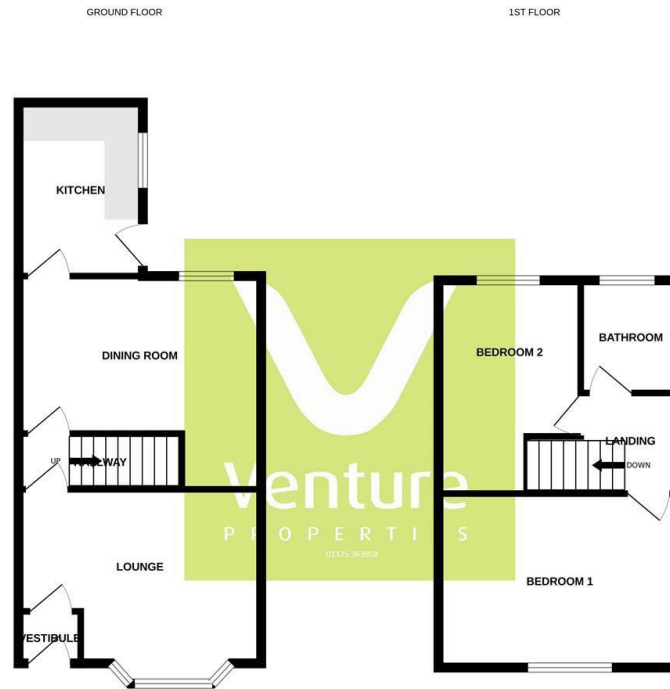
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Sky

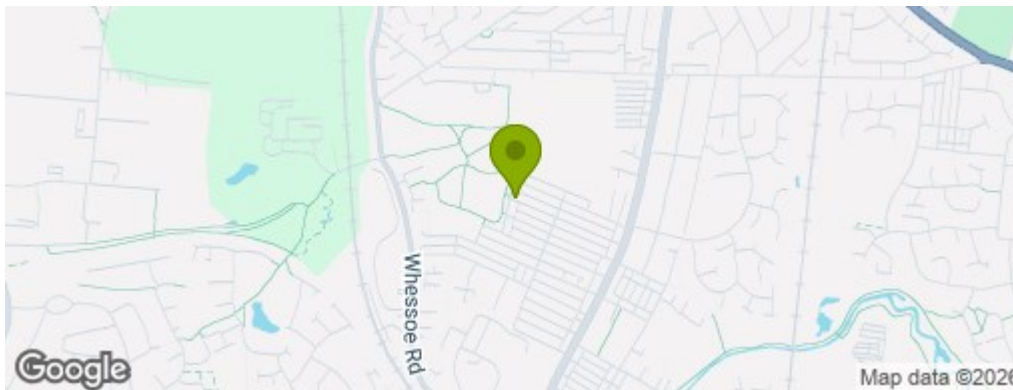
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## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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