Outram Street

Darlington DL3 7DD

Offers Over £90,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 2 x 1 x 2

- Two Bedroom Terraced Property
- Town Centre Location
- Council Tax Band A
- Sold With Sitting Tenant
- Within Walking Distance to Darlington Memorial Hospital
- EPC Rating D
- Ideal Investment Opportunity
- Courtyard to Rear

Nestled in the heart of Darlington, this charming two-bedroom terraced house on Outram Street presents a wonderful opportunity for investors as it is to be sold with a sitting tenant. Currently paying £695 per calendar month, this presents an immediate rental income from day one.

As you step inside, you will find a well-proportioned living space that is perfect for relaxation and entertaining. The two bedrooms provide ample room for rest and privacy, while the bathroom is conveniently situated to serve the household.

With its spacious accommodation and prime location, it is sure to attract interest.

Entrance Hall
Door to front.

Lounge
15'4 x 10'8 (4.67m x 3.25m)

Dining Room
10'8 x 6'8 (3.25m x 2.03m)

Kitchen
12'9 x 10'0 (3.89m x 3.05m)

First Floor Landing

Bedroom One
13'4 x 10'9 (4.06m x 3.28m)

Bedroom Two
10'8 x 8'6 (3.25m x 2.59m)

Study

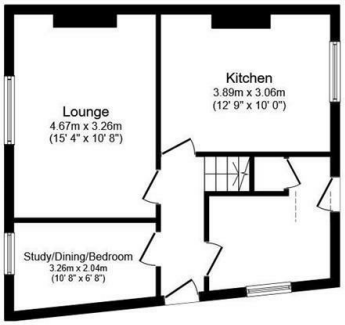
Bathroom

Externally

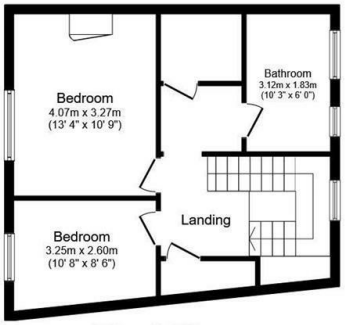
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 893 ft 2 / 83 m 2
Plot size 0.02 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Ground Floor



First Floor

Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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