



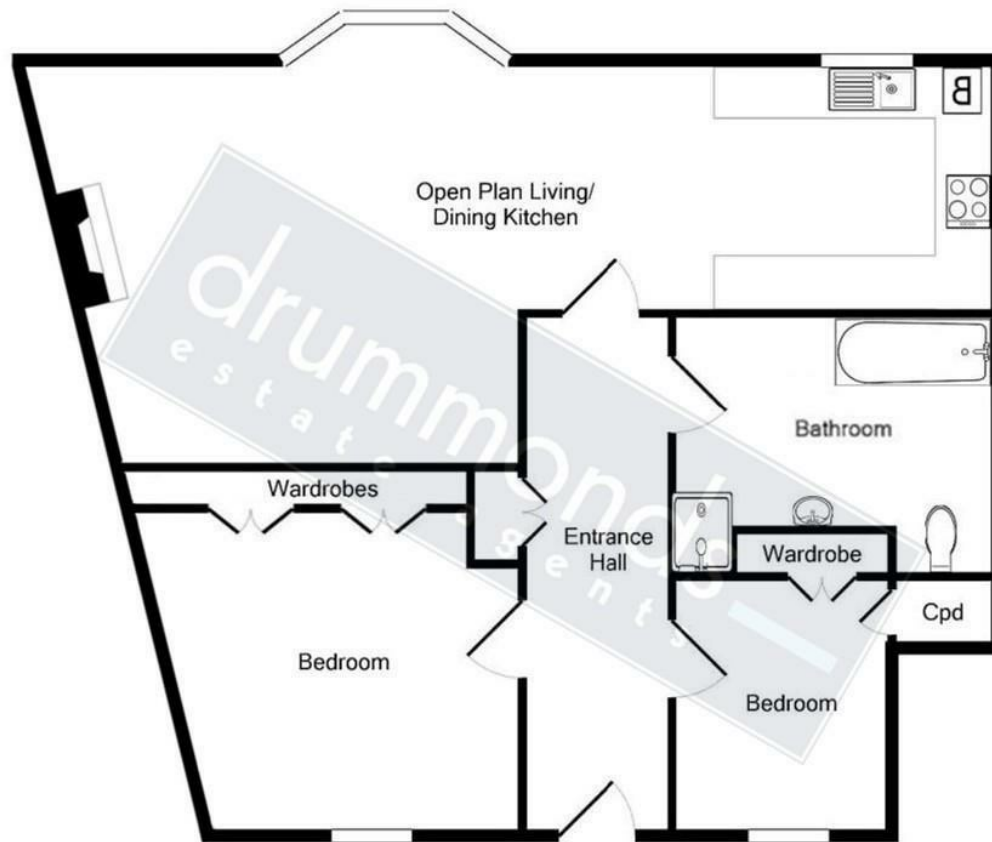
10 SWAIN COURT DARLINGTON, DL2 1DQ

£110,000
LEASEHOLD

**** INVESTMENT OPPORTUNITY ** SOLD WITH TENANT IN SITU ** PERIODIC TENANCY - PAYING £7800pa RENT ****

Swain Court is superbly positioned within this highly desirable picturesque village of Middleton St George, conveniently placed for a host of excellent amenities including post office, shops, doctors surgery, pharmacy, bus routes and also being ideally placed for Tees Valley Airport. This larger than average two double bedroom ground floor apartment was built to a high standard throughout and comprises; entrance hall with double storage cupboard, two double bedrooms with fitted wardrobes/storage, stunning & spacious modern bathroom with separate shower cubicle, open plan living/dining kitchen area, the kitchen has a range of wall and base units boasting a host of integrated appliances. The property is warmed throughout by underfloor heating and has communal gardens and allocated parking.

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Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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