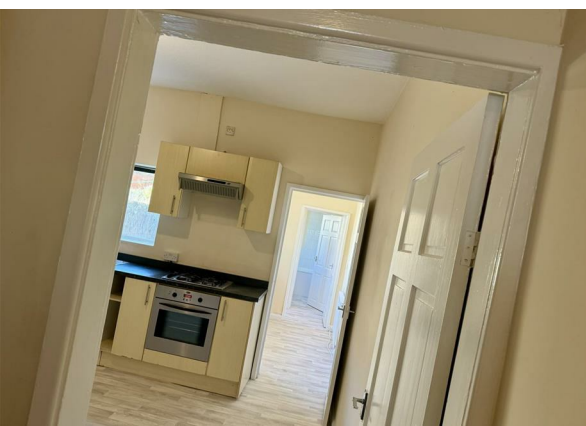
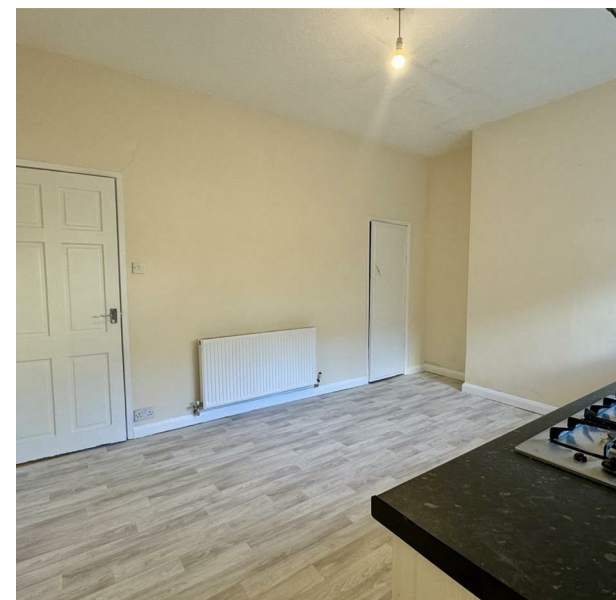


Aldam Street, Darlington, DL1 2HY
Offers in the region of £75,000



Aldam Street, Darlington, DL1 2HY

Offers in the region of £75,000

Council Tax Band: A

**** VURV Estates ** The Art of Property**

* Mid terraced house that offers a fantastic investment opportunity * This property boasts three bedrooms * Perfect for a growing family or those in need of extra space *

Situated in a convenient location, this property is ideal for those looking for easy access to local amenities and transport links to the A1(M) & A66. The absence of an onward chain means a smoother purchasing process for you, allowing you to move in or rent out this property without delay.

Don't miss out on the chance to own this wonderful home on Aldam Street. With its great potential this property is sure to be a fantastic investment for the future.

Ground floor

The property briefly comprises of Entrance hallway, Lounge, Kitchen/diner providing a range of wall and base units with laminate work surfaces, stainless steel sink unit, useful under stairs storage cupboard and wall mounted Baxi combi boiler, off the kitchen there is a useful Utility room which leads to rear lobby and the ground floor bathroom with panelled bath, wash hand basin and WC.

First floor landing

Landing opening to the principal bedroom bedroom and two single bedrooms and a good sized storage cupboard.

Council tax Band - A

Tenure - Freehold

EPC - Rating E

Overall sq ft to be considered a guide only

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance hallway

Lounge

11'11" x 11'0" (3.65 x 3.37)

Kitchen

14'10" x 11'0" (4.53 x 3.36)

Utility room

8'0" x 6'3" (2.44 x 1.91)

Inner lobby

Bathroom

First floor landing

Principal bedroom

14'10" x 11'10" (4.53 x 3.62)

Second bedroom

11'0" x 6'5" (3.36 x 1.96)

Third bedroom

8'3" x 8'0" (2.52 x 2.46)

Rear yard

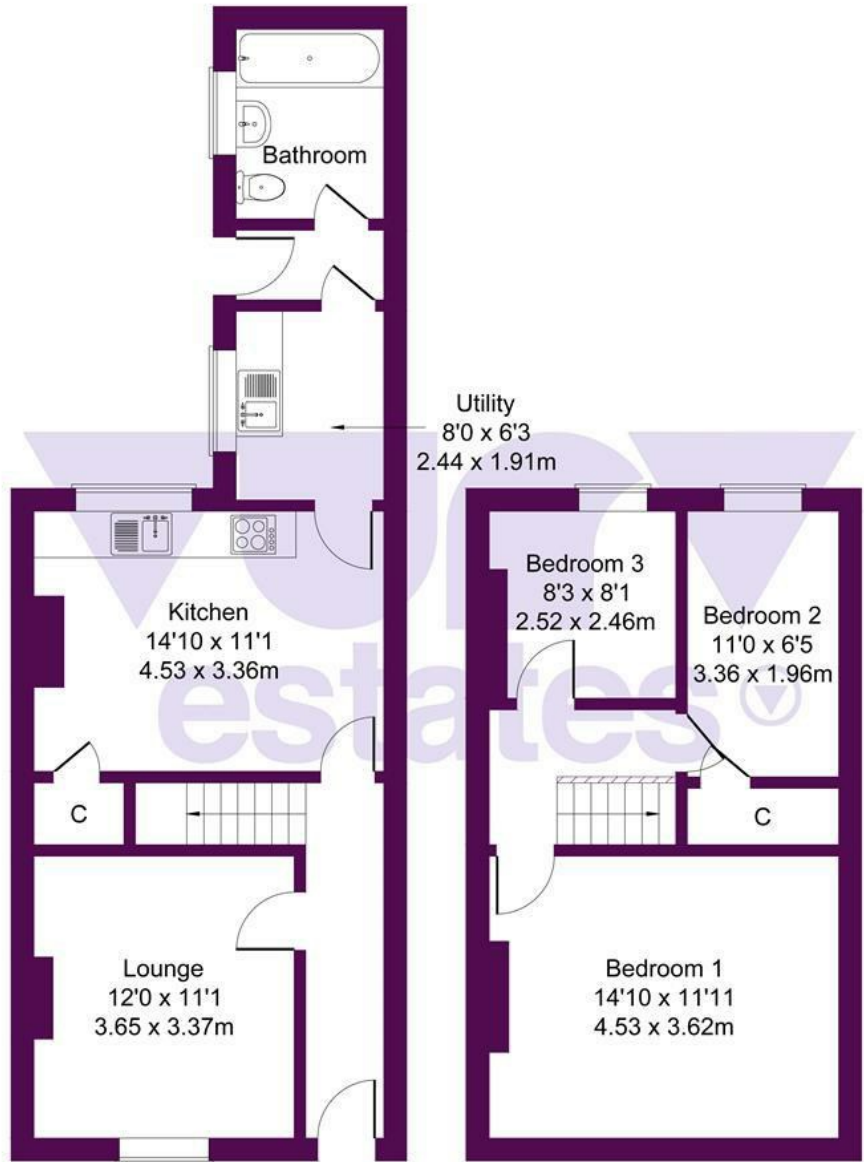


Aldam Street

Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



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Ground Floor

First Floor



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC