

Chelmsford Street, Darlington, DL3 6AY  
Offers in excess of £85,000





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**Council Tax Band: A**

Nestled on Chelmsford Street in the charming town of Darlington, this beautifully improved 2/3 terraced home presents an ideal investment opportunity. Currently operating as serviced accommodation enjoying one bedroom the ground floor, and two to the first floor, also available for sale semi-furnished, making it a seamless transition for prospective buyers. With no onward chain and vacant possession, this home is perfect for those looking to move in immediately or for savvy investors seeking a buy-to-let option.

The property boasts a well-designed layout, featuring a welcoming hallway, good size reception room/optional ground floor bedroom, and well equipped kitchen, that enhance both style and functionality. To the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is tastefully appointed, ensuring convenience for residents. The home features uPVC double glazing and gas central heating.

One of the standout features of this property is its extremely convenient location. Situated within walking distance of the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the nearby train station offers excellent transport links, making commuting a breeze.

This terraced house is not just a home; it is a fantastic opportunity for those looking to invest in a popular area. Whether you are a first-time buyer or an experienced landlord, this property is sure to meet your needs.

#### **Ground Floor**

Entrance hallway with stairs to the first floor. Lounge/double bedroom to the front, and light & airy kitchen/diner to the rear, providing a good range of units, gas hob, extractor, single oven and wall mounted Baxi combi boiler.

#### **First Floor**

Landing leading to a bathroom with white suite, and two excellent sized double bedrooms, the master of particular size.

#### **Externally**

Pleasant enclosed yard to rear ideal for those warmer months featuring a useful outside store.

#### **Please note:**

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

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#### **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/Ground Floor Bedroom**

10'7" x 9'3" (3.25 x 2.84)

#### **Dining Kitchen**

14'0" x 11'2" (4.27 x 3.42)

#### **First Floor**

#### **Principal Bedroom**

14'1" x 10'8" (4.31 x 3.27)

#### **Second Bedroom**

7'7" x 11'3" (2.32 x 3.45)

#### **Bathroom**

6'2" x 8'1" (1.90 x 2.48)

#### **Rear Yard**





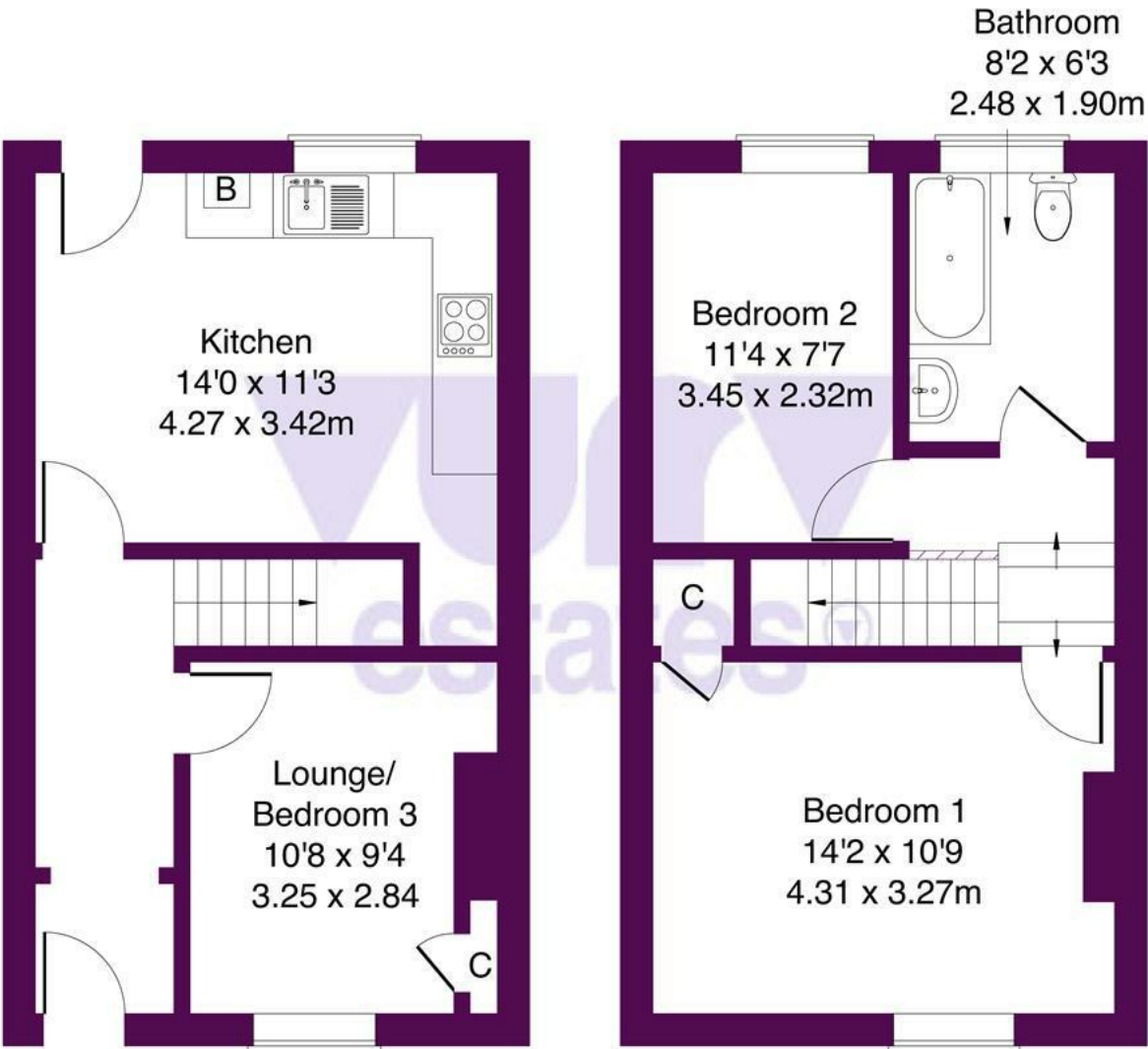
# Chelmsford Street, Darlington, DL3 6AY

Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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County Durham  
DL3 7SD

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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC