



**\*\* INVESTMENT OPPORTUNITY \*\* \*\* SOLD WITH A SITTING TENANT \*\***

Modern one bedroom 2nd floor apartment located just off Houghton Road in Darlington. The property is ideally placed close to local shops, amenities and transport links into the Town Centre itself. The apartment benefits from electric heating and double glazing, also occupies it's own car parking space.

This property is brought to the market sold with a sitting tenant currently paying £450 per month.

The property in brief comprises: Entrance Hallway into a Lounge/Kitchen area, kitchen, One bedroom and Bathroom/w.c.

We would recommend an internal viewing to the property to fully appreciate what this home has to offer.

Please note: Council tax band: Tenture: Leasehold

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Throstlenest Court, Throstlenest  
Avenue, Darlington, DL1 2BH  
1 Bed - Apartment  
Offers Over £55,000  
EPC Rating: C  
Council Tax Band:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Throstlenest Court, Throstlenest Avenue, Darlington,  
DL1 2BH**



**ENTRANCE HALLWAY**

**LIVING ROOM**

**KITCHEN/BREAKFAST ROOM**

**BEDROOM ONE**

**BATHROOM/W.C.**

**FRONT ELEVATION**

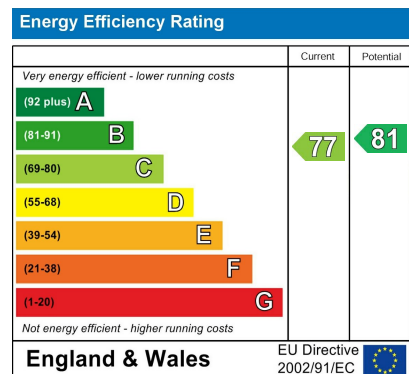


**Throstlenest Court, Throstlenest Avenue,  
Darlington, DL1 2BH**



**Throstlenest Court, Throstlenest Avenue,  
Darlington, DL1 2BH**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



**7 Duke Street, Darlington, Co. Durham,  
DL3 7RX  
01325 484440  
darlington@smith-and-friends.co.uk**



**SMITH &  
FRIENDS**  
ESTATE AGENTS