



**** ATTENTION ALL INVESTORS ****

**** SOLD WITH A SITTING TENANT ** ** POPULAR LOCATION **
** NEWLY FITTED COMBI BOILER ****

Competitively priced two bedroom, two reception room, mid terrace property. Located in this popular part of Darlington, just off North Road which lies within easy reach of the town centre, local shops and amenities along with transport links to the A1(M) and A66. The current tenant has called this property home for a number of years.

It features uPVC double glazing and gas central heating via a Baxi combi boiler which was newly installed February 2024. The home provides spacious yet, manageable accommodation and is quite deceptive from its frontal appearance. Viewings come recommended to appreciate the size and investment on offer.

Council tax band A. Freehold basis. EPC Band D
To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Cumberland Street, Darlington, DL3 0LX

2 Bed - House - Mid Terrace

Offers In The Region Of £75,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cumberland Street, Darlington, DL3 0LX



GROUND FLOOR

Entrance vestibule, lounge to the front, separate dining room ideal for entertaining. Good size kitchen providing a range of base units with laminate work surfaces incorporating a sink unit with mixer tap, cooker point, plumbing for a washing machine and space for a fridge freezer. Through the kitchen is the rear lobby, leading to the ground floor bathroom with white suite.

FIRST FLOOR

Small landing opening to the bedrooms, both considered a good size, the second enjoying a generous storage cupboard, the master housing the boiler.

EXTERNALLY

Enclosed yard to rear.

ENTRANCE VESTIBULE

LOUNGE

12'11" x 9'10" (3.95m x 3.02m)

DINING ROOM

12'11" x 11'0" (3.96m x 3.36m)

KITCHEN

14'0" x 5'11" (4.27m x 1.81m)

REAR LOBBY

BATHROOM

FIRST FLOOR LANDING

BEDROOM

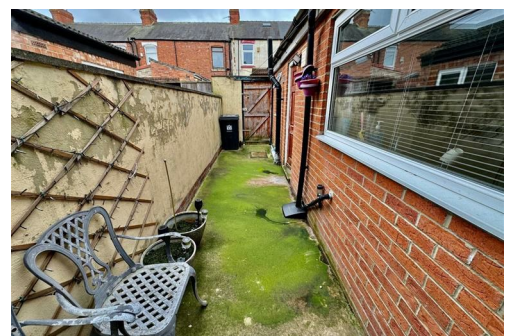
13'0" x 11'3" (3.97m x 3.45m)

BEDROOM

13'0" x 10'0" (3.97m x 3.07m)

FRONT EXTERNAL

REAR YARD



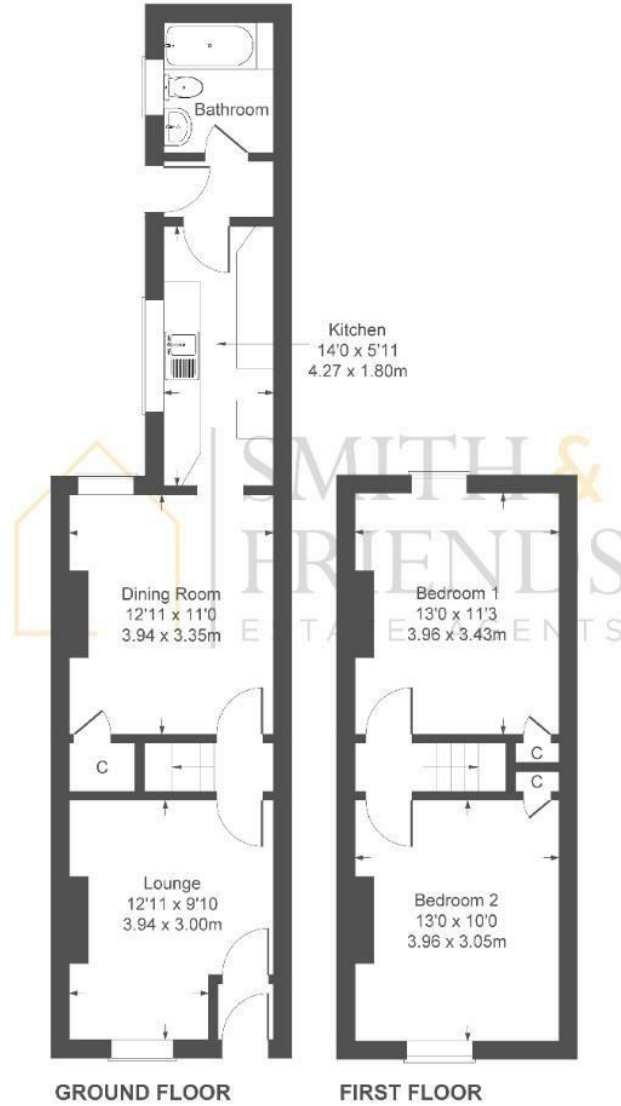
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Cumberland Street

Approximate Gross Internal Area
800 sq ft - 74 sq m



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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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	

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