



8 CHARLES STREET, DARLINGTON, COUNTY DURHAM, DL1 2HU

Offers In Excess Of £68,000

Offered for sale with a sitting tenant this spacious two bedroom mid terrace residence is situated in the popular Harrowgate Hill area of Darlington and has been a successful long-term let for our vendor for a number of years.

Boasting two reception rooms and a ground floor extension with kitchen and shower room WC. To the first floor there are two double bedrooms and an en suite bathroom WC.

The property is warmed by gas central heating and is fully double glazed and currently achieves the rent of £425.00 per calendar month.



Harrowgate Hill is a popular area as it has a range of independent shops and supermarket chains on the doorstep. There are regular bus services, access to good local schools and excellent transport links to the AIM and Darlington Town Centre.

RECEPTION HALLWAY

The UPVC entrance door opens into the reception hallway which has laminate flooring and leads into the lounge and dining room.

LOUNGE

11'3" x 10'4" (3.45 x 3.15)

The first of the reception rooms has a UPVC window to the front aspect and a practical laminate floor and there are alcoves to the chimney breast.

DINING ROOM

14'7" x 10'3" (4.46 x 3.14)

Currently used as a second sitting room and has a UPVC window to the rear and again a practical laminate flooring and there is a staircase leading to the first floor.

KITCHEN

12'9" x 6'9" (3.89 x 2.08)

The kitchen is fitted with a range of light oak effect cabinets with contrasting black cabinets, there is a stainless steel sink unit. There is a freestanding gas cooker and plumbing for an automatic washing machine. The wall mounted baxi central heating boiler is situated here and the room has been finished with tile surrounds and vinyl floor and there is a UPVC window to the side aspect and a door that leads through to the ground floor shower room/wc.

SHOWER ROOM / WC

Fitted with a single shower cubicle with an electric shower and a pedestal hand basin and WC and the room has a UPVC window to the side and the room has been tiled.

FIRST FLOOR

BEDROOM ONE

17'7" x 11'0" (5.38 x 3.36)

Is a good size double bedroom and has a UPVC window to the rear aspect and boasting ensuite bathroom facilities.

ENSUITE

Having a cast bath with a chrome hand held shower basin and WC and the room has a UPVC window to the side and has been finished with ceramic tiles.

BEDROOM TWO

4.30 x 3.41

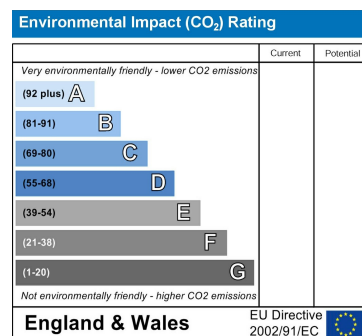
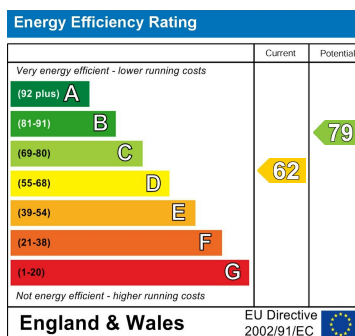
Again, a very well proportioned bedroom, this time having a UPVC window to the front aspect.

EXTERNALLY

There is a paved courtyard to the rear and a gate which leads to the rear service lane.



Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance.



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