



13 MAJOR STREET, DARLINGTON, COUNTY DURHAM, DL3 6QG

Asking Price £65,000

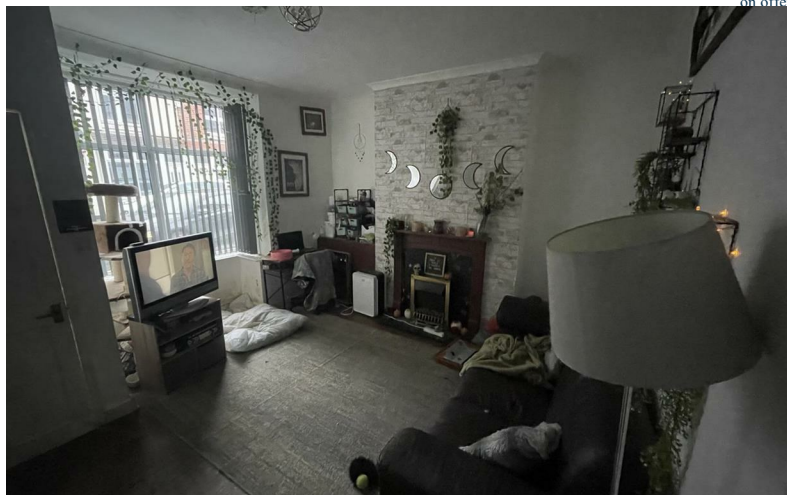
Looking for a savvy investment opportunity in the heart of the bustling Denes area? Look no further! This gem of a property is up for grabs with a sitting tenant, making it a hassle-free addition to your investment portfolio.

Tucked away in the popular Denes location, this two-bedroom terraced house is currently generating a rental income of £465, but the savvy investor in you will see the potential to increase that figure in no time. With a potential of an impressive 8.5% gross yield, this property promises a handsome return on your investment.

Whether you are a seasoned investor or dipping your toes into the property market for the first time, this fantastic opportunity is not to be missed. The property already has a reliable tenant, making it a stress-free addition to your investment portfolio. No need to worry about finding the right occupant – they are already there!

Boasting a cosy layout with two bedrooms, this terraced house is perfect for tenants looking for a comfortable and inviting space to call home. The property's location in the Denes neighbourhood adds to its appeal, being a sought-after area with a vibrant community and convenient access to local amenities.

With the rental income currently in place, all you need to do is sit back and watch your investment grow. And if you're feeling ambitious, there's great potential to further increase your returns by maximising the rental income on offer.



ENTRANCE VESTIBULE

The entrance door opens into the entrance vestibule which in turn opens into the Lounge.

LOUNGE

13'6" x 12'9" (4.13m x 3.90m)

Window to front, carpet flooring, radiator, fireplace.

KITCHEN

7'11" x 12'9" (2.43m x 3.90m)

Fitted kitchen with a range of wall and base units, woof effect laminate flooring, window, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

9'4" x 11'6" (2.85m x 3.53m)

Located to the front aspect, window to front, carpet, radiator.

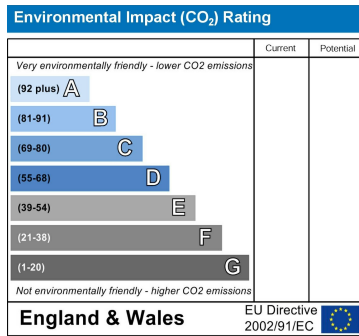
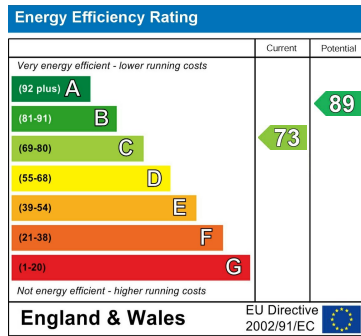
BEDROOM TWO

11'1" x 6'5" (3.40m x 1.98m)

Window to rear, carpet, radiator.

BATHROOM/WC

Bath with shower over, basin, low level WC. Vinyl flooring, window to rear.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

