



37 COLUMBIA STREET, DARLINGTON, COUNTY DURHAM, DL3 6HB

Asking Price £85,000

Introducing this superb two bedroom terraced house nestled within the sought-after Denes area, offering a prime investment opportunity for prospective buyers. Currently for sale with a sitting tenant in place, this property presents an attractive option for those looking to expand their investment portfolio with ease.

Upon entering the property, you are welcomed into a spacious and well-maintained home that exudes a charm of its own. The accommodation comprises of two well-proportioned bedrooms, providing comfortable living spaces suitable for a variety of occupants. Boasting a current rental income of £410 per month, there is notable potential for this figure to be increased, presenting a promising prospect for enhancing the return on investment.

Furthermore, the property yields an approximate 6% gross yield, making it a lucrative option for those with a keen eye on financial gains. Situated in the popular Denes area, this residence benefits from its convenient location proximate to Darlington Memorial Hospital, appealing to tenants seeking accessibility to essential amenities and services.



LOUNGE

13'3" x 13'1" (4.05m x 4.01m)

Located to the front aspect, wood effect laminate flooring, window to front, fireplace, radiator.

KITCHEN

8'2" x 13'1" (2.51m x 4.00m)

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

FIRST FLOOR LANDING

BEDROOM ONE

13'3" x 13'2" (4.05m x 4.02m)

Located to the front, carpet flooring, wardrobes, window, radiator.

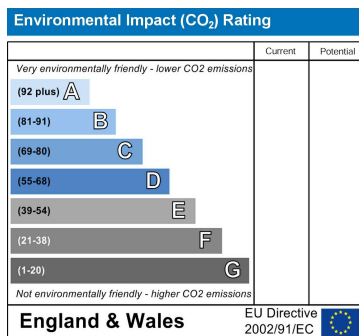
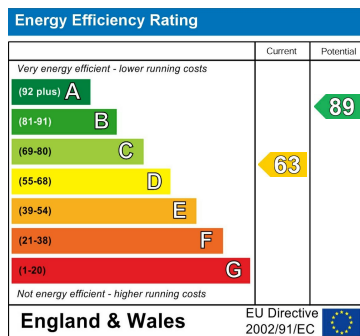
BEDROOM TWO

11'8" x 6'11" (3.57m x 2.11m)

Located to the rear, built in wardrobes, carpet flooring, radiator, window to rear.

BATHROOM/WC

Bath with shower over, basin, low level WC, vinyl flooring, radiator.



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.

