



## **21 WALES STREET, DARLINGTON, DL3 0LT**

**Offers In Excess Of £80,000**

**IDEAL INVESTMENT OPPORTUNITY!** This **TWO BEDROOM TERRACED** property is offered for sale with a sitting tenant of 14 years! Paying £450pcm. Wales Street is ideally situated for local shops and amenities, as well as excellent transport links.



## RECEPTION HALLWAY

Entrance Hallway allowing access to both the Lounge and the Dining Room

## LOUNGE

10'4" x 12'9" (3.17m x 3.89m)

Spacious Lounge with Double Glazed window to the front aspect.

## DINING ROOM

12'0" x 14'4" (3.66m x 4.37m)

Generous Dining Space with double glazed window to the rear aspect and allowing access to the Kitchen.

## KITCHEN

11'1" x 6'2" (3.38m x 1.88m)

Fitted with a range of white gloss wall drawer and floor units, stainless steel sink unit, plumbing for washing machine, space for fridge and freezer.

## UTILITY/STORE ROOM

Useful added space just off the Kitchen, ideal for storage.

## FIRST FLOOR

### BEDROOM ONE

12'9" x 14'6" (3.91m x 4.42m)

Extremely spacious Master Bedroom with double glazed window to the front aspect.

### BEDROOM TWO

7'10" x 12'2" (2.41m x 3.71m)

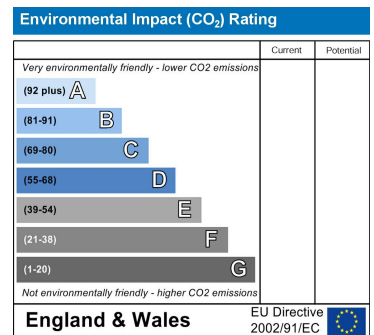
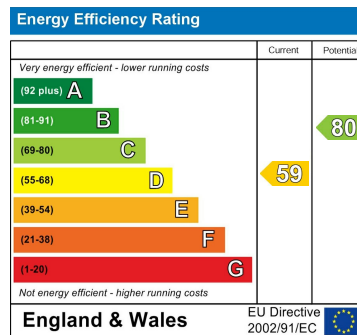
Another good sized bedroom with double glazed window to the rear,

## BATHROOM/WC

Fitted with a white suite comprising of safety panel bath WC and Handbasin.

## EXTERNALLY

Externally, there is a yard to the rear with up and over door allowing off street parking.



**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.