



VENTURE
PLATINUM

Willow Road East | Darlington
£170,000



ATTENTION INVESTORS. PORTFOLIO OF 4 PROPERTIES
Being sold via Secure Sale online bidding. Terms & Conditions apply.

Venture Properties offer this portfolio of properties to the market with sitting tenants and no onward chain. The properties consist of a two bedroom house, a one bedroom house and two one bedroom apartments, the properties are all Upvc double glazed and have electric heating and access to a shared courtyard to the rear.

The properties are ideally located in the Denes area of Darlington with easy reach to the Town Centre, Memorial Hospital and Cockerton Village.

13A Willow Road - Tenant pays £450 pcm and has lived there for 3 months.

15 Willow Road - Tenant pays £350 pcm and has lived there 3 years

74A Cartmell Terrace - Tenant pays : £325 pcm and has lived there approx 8-9 years

74B Cartmell Terrace - Tenant pays £285 pcm and has lived there approx 10 years

Required

Optional

Bullet Points:

Immediate 'exchange of contracts' available

Sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between

13a WILLOW ROAD

Tenant pays £450 pcm and has lived there for three months.

Lounge/Diner 5.18m x 4.19m (17' x 13'9)

With upvc double glazed door to the front, two upvc windows to the side, laminate flooring.

Kitchen 3.18m x 1.93m (10'5 x 6'4)

Upvc double glazed window to the front, fitted with a range of white wall, base and drawer units, contrasting work surfaces, stainless steel sink unit with mixer tap, four ring electric hob, oven, space for fridge/freezer, space for washing machine and vinyl flooring.

Landing.

With window to the side and storage cupboard.

Bedroom 1 3.18m x 3.18m (10'5 x 10'5)

Upvc double glazed window to the side, radiator.

Bedroom 2 3.15m x 1.93m (10'4 x 6'4)

Upvc double glazed window to the front, window to the side, radiator.

Bathroom

Fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin and vinyl flooring.

Externally

There is a shared courtyard to the rear with gated access.





Council Tax
Band A

Tenure
This property is freehold

15 WILLOW ROAD EAST DL3 6PY
Tenant pays £350 pcm and has lived there 3 years

Entrance Hall
Upvc door to the front





Lounge 5.23m x 2.95m (17'2 x 9'8)

Upvc double glazed windows to the front and side, radiator.

Kitchen 3.35m x 1.80m (11' x 5'11)

Upvc double glazed window to the rear and door to the rear, fitted with a range of white wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, space for cooker, space for washing machine, space for fridge/freezer, vinyl flooring.

Bedroom 3.28m x 2.97m (10'9 x 9'9)

Upvc double glazed window to the rear, radiator, double wardrobes, radiator and storage cupboard.

Bathroom

Fitted with a suite comprising panelled bath, low level wc., vinyl flooring, window to the side.

Externally

There is a small courtyard to the rear and access to a shared courtyard to the rear with gated access.

Council Tax

Band A



Tenure

This property is freehold

74a CARTMELL TERRACE DL3 6QW

Tenant pays : £325 pcm and been in the property for approx 8-9 years

Lounge 5.31m x 3.25m (17'5 x 10'8)

Upvc double glazed window to the front, radiator and storage cupboard.

Kitchen 2.90m x 1.98m (9'6 x 6'6)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for cooker, space for fridge/freezer, sink unit, space for washing machine.

Bathroom

Fitted with a suite comprising panelled bath, wash hand basin, low level wc, and window to the rear.

Bedroom 3.15m x 2.54m (10'4 x 8'4)

Upvc double glazed window to the rear and radiator.

Externally

There is a shared courtyard to the rear with gated access.

Council Tax

Band A

Tenure

This property is freehold

74b CARTMELL TERRACE

Tenant pays £285 pcm and been in the property since 2003

Lounge 3.68m x 3.35m (12'1 x 11')

Upvc double glazed window to the front, radiator and storage cupboard.

Kitchen 2.41m x 1.65m (7'11 x 5'5)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, space for fridge/freezer, space for electric cooker, stainless steel sink unit.

Bedroom 3.05m x 2.87m (10' x 9'5)

Upvc double glazed window to the rear.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin, part tiled walls.

Externally

There is a shared courtyard to the rear with gated access.

Council Tax

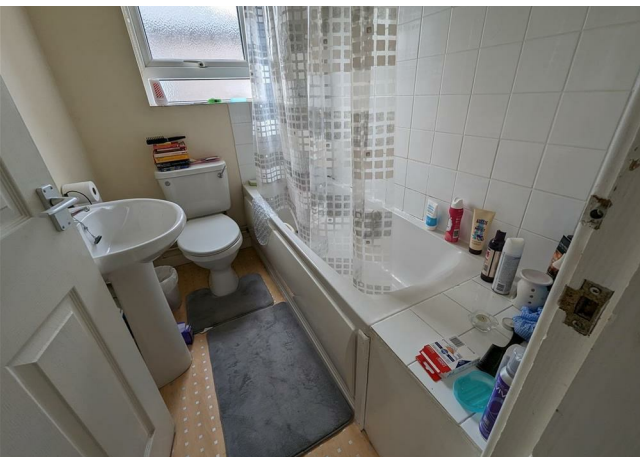
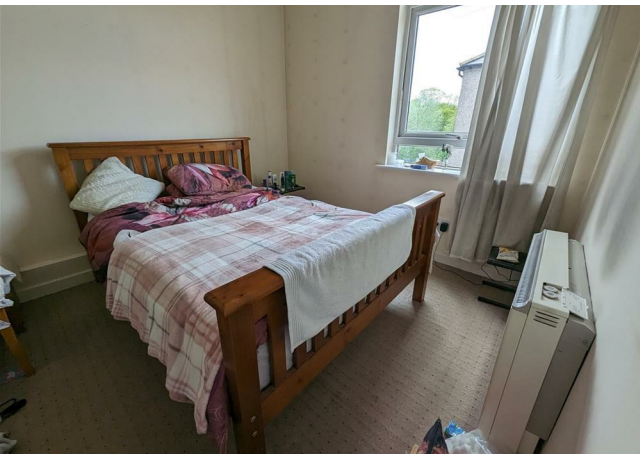
Band A

Tenure

This property is freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



13a & 15 Willow Road East | Darlington

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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