



West Auckland Road

Darlington DL3 9EJ

Offers Over £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

West Auckland Road

Darlington DL3 9EJ



- Business Opportunity
- No Chain
- Fantastic Rental Income Opportunity

- Large Terrace Property
- Priced To Sell

- Situated In The Heart Of Cockerton
- Must Be Seen

This is a prime opportunity to purchase this deceptively spacious end of terraced dwelling which has recently been used as a beauty salon in the heart of Cockerton Village close to Darlington. The property comes to the market with no onward chain and has a mass potential for further development or can be purchased for that evergrowing business. The property is double glazed and gas central heated throughout and the accommodation comprises of entrance hall, main reception room, second reception room, consultation room, First Floor 3 further rooms, cloakroom/W,C. kitchen/utility area. Outside the property has a forecourt to the front, enclosed yard to the rear with a deceptively large open parking area to the rear for ample parking.

Entrance Hallway

With stairs to the first floor.

Main Reception Room

10'5" x 11'5" (3.2 x 3.5)

Situated to the front with double glazed window and central heating radiator.

2nd Principal Room

10'9" x 12'9" (3.3 x 3.9)

With double glazed window and gas central heating radiator.

Consulting Room

13'1" x 7'9" (4 x 2.37)

With double glazed window, gas central heating radiator and rear back door access.

First Floor

Landing area with store cupboard.

Room 1

8'2" x 12'9" (2.5 x 3.9)

Situated to the front with double glazed window and central heating radiator.

Room 2

8'10" x 5'6" (2.7 x 1.7)

Situated to the rear with double glazed window and central heating radiator.

Room 3

7'10" x 11'9" (2.4 x 3.6)

Situated to the front with double glazed window and central heating radiator.

Kitchen/Utility

6'2" x 7'10" (1.9 x 2.4)

Situated to the rear with double glazed window, central heating radiator and plumbing connections.

Separate Cloakroom/W,C

With a modern white suite comprising low level W,C and wash hand basin.

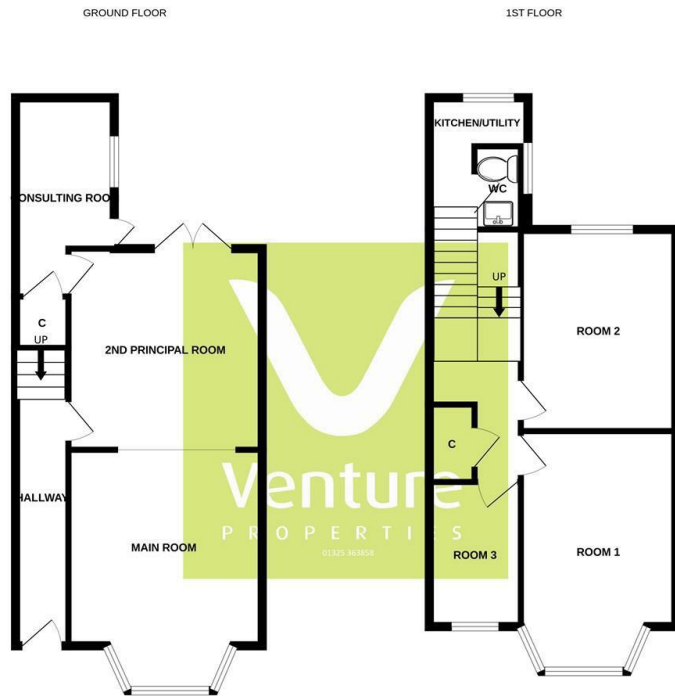
Outside

The property has a forecourt to the front with steps leading upto the main entrance, To the rear the property has a enclosed yard with secure gate access. Opposite the property there is a large open space of which allows ample parking facilities.

Rateable Value

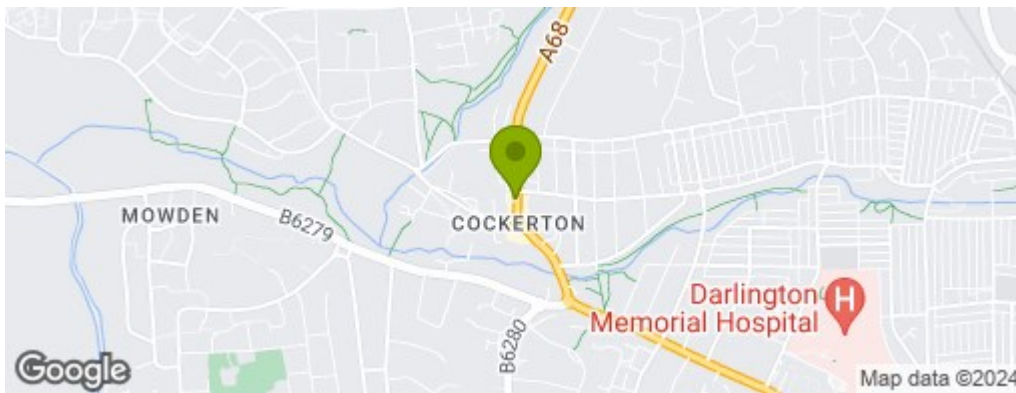
Current rateable value (1 April 2023 to present)
£6,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettoplan ©2024

Property Information



01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com