



**Raby Street**

Darlington DL3 7TH

**Offers Over £70,000**





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.

# Raby Street

Darlington DL3 7TH



- 3 Bedrooms
- Sold With Sitting Tenant Paying £495pcm.
- Double Glazing

- 2 Reception Rooms
- Council Tax Band A
- Rear Yard

- Town Centre Location
- Gas Central Heating
- EPC Rating D

ONLY TO BE SOLD WITH A SITTING TENANT PAYING £495PCM. This is a fantastic investment opportunity for this spacious, three bedroom mid-terrace property close to the town centre with gas central heating and double glazing. The property also enjoys two reception rooms and yard to the rear.

In brief the accommodation comprises of Hall, Lounge, Dining Room, Kitchen, First Floor Three Bedrooms, Bathroom, Enclosed Yard.

## Hallway

## Lounge

11'3" x 12'0" (3.430 x 3.670)

## Dining Room

13'7" x 12'0" (4.141 x 3.673)

## Kitchen

15'1" x 5'3" (4.598 x 1.624)

## First Floor

### Bedroom 1

11'3" x 9'7" (3.453 x 2.945)

### Bedroom 2

8'0" x 9'7" (2.460 x 2.927)

### Bedroom 3

11'3" x 5'7" (3.445 x 1.703)

## Bathroom

## Externally

## Council Tax

Band A

## Tenure

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,

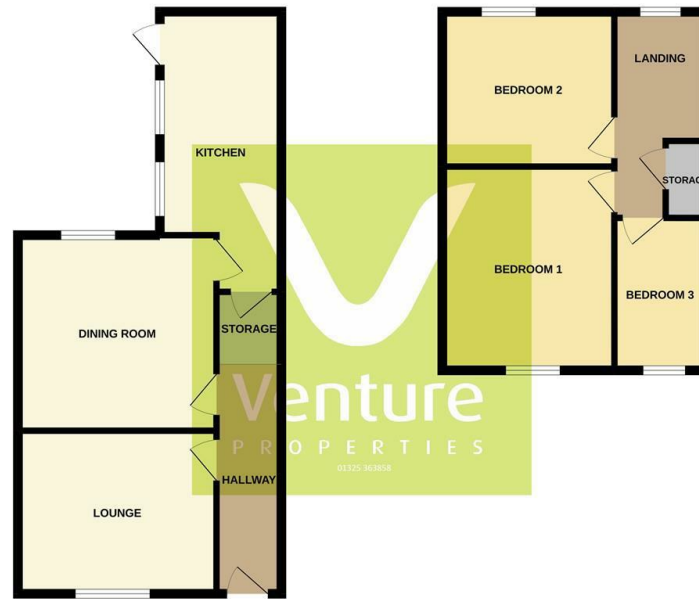
especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

## Photos

Please note photos were taken prior to tenancy.

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 misstatement. 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. Made with floorplan 0202



## Property Information

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