



**Hercules Street**

Darlington DL1 2QS

**£70,000**



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# Hercules Street

Darlington DL1 2QS



- Two Bedroom
- Sold With Sitting Tenant Paying £495pcm
- Ideal Investment

- Mid Terrace
- EPC Grade D

- Springfield/Haughton Location
- Priced To Sell

Tucked away in the sought-after Springfield area of Darlington, this cosy terraced house offers the perfect opportunity for those looking to invest in property. Currently tenanted, this three-bedroom gem is a lucrative option, bringing in £495 per month in rental income with an impressive 8.5% gross yield. The spacious kitchen/diner is the heart of the home, offering plenty of room to entertain or simply enjoy a home-cooked meal. With the potential to further increase the rent and yield, this property is a promising investment for savvy buyers. Additionally, lettings and management services are available for those looking for a hassle-free ownership experience.

Step outside to discover the enclosed concrete yard at the rear of the property, providing a private outdoor space for relaxing or hosting small gatherings. A gate at the rear lane offers convenient access for bringing in groceries or taking out the trash. Whether you're sipping your morning coffee al fresco or enjoying a barbeque in the evening, this outdoor area offers endless possibilities for outdoor living. With this property's desirable location and promising rental income, don't miss out on this fantastic opportunity to secure a solid return on investment. Start your property journey today with this charming terraced

house that offers both comfort and potential for growth.

EPC Rating: D. Council Tax Band A.

### Entrance Vestibule

UPVC Entrance Door, carpet flooring.

### Lounge

15'2" x 12'11" (4.63m x 3.95m)

Double glazed window to front, radiator, carpet, fire, access to stairs.

### Kitchen/Diner

14'6" x 12'7" (4.43m x 3.84m)

Window to rear, tiled flooring, fitted wall and base units, oven, hob, extractor, sink/drainage, radiator.

### Rear Lobby

With rear back door.

### Bathroom/W.C

6'9" x 5'6" (2.07m x 1.69m)

Bath with shower over, basin, WC, tiled flooring, radiator, window to rear.

### First Floor

### Bedroom 1

13'6" x 8'9" (4.13 x 2.67)

Window to front, carpet, radiator, built in wardrobe.

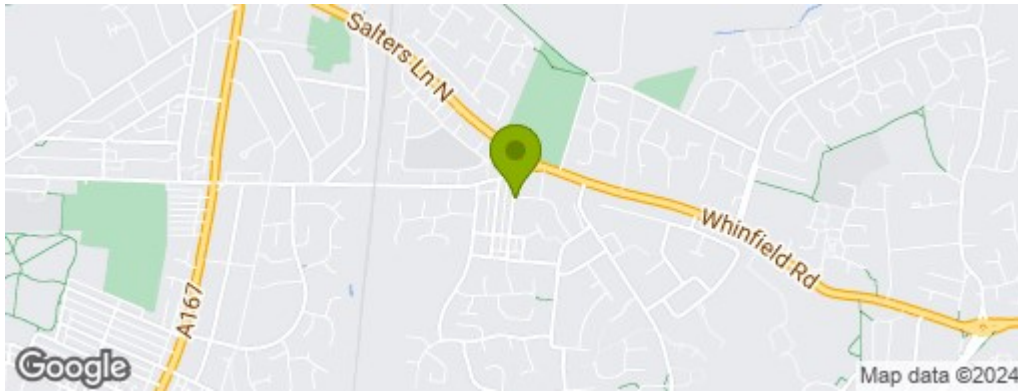
### Bedroom 2

6'2" x 10'5" (1.89 x 3.18)

Window to front, carpet, radiator, built in wardrobe.

### Outside

Enclosed Yard.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)