



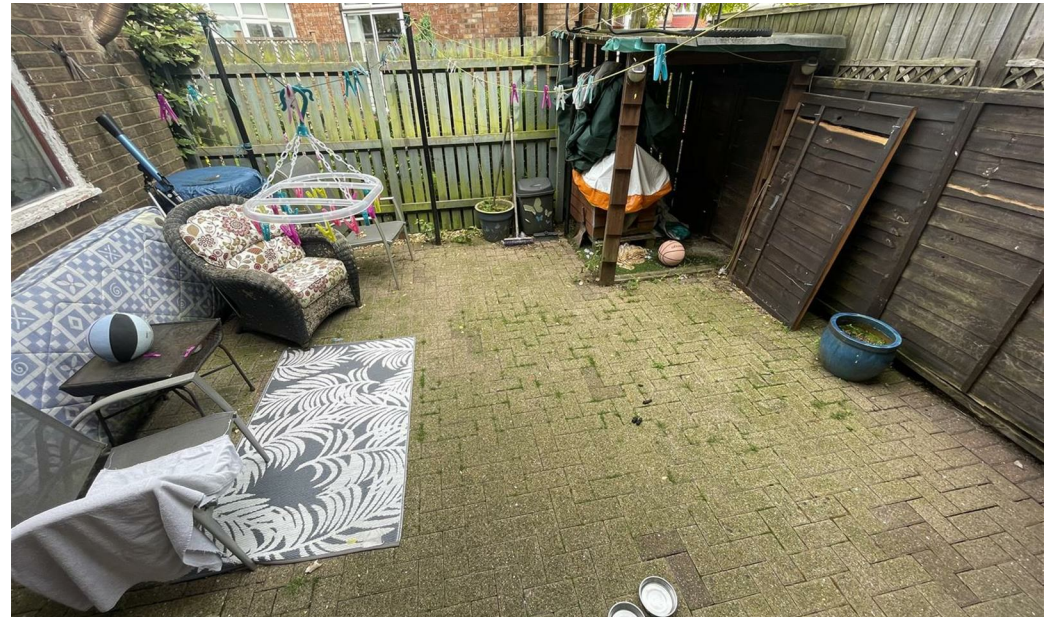
## Lynton Gardens

Darlington DL1 4PA

£120,000







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# Lynton Gardens

Darlington DL1 4PA



- Three Bedroom Semi
- EPC Grade E

- Sold With Sitting Tenant Paying £600pcm
- Garden To Front, Enclosed Yard To Rear. Garage

- Eastbourne Location
- Ideal Investment

This three-bedroom semi-detached home is a fantastic investment opportunity located in the popular Eastbourne area of Darlington. Currently tenanted with a long-term tenant in place since 2015, this property offers a steady rental income of £600 per calendar month, providing a solid 6% gross yield for potential investors. Boasting the potential to modernise and add value, this property presents a lucrative opportunity for those looking to increase their rental returns. Lettings and management services are also available for a hassle-free investment experience.

Outside, the property features an enclosed yard to the rear with access to a large garage, providing ample storage space or parking for vehicles. The garage, located to the side of the property, can be easily accessed via an up and over door, with an additional side door leading to the rear yard, offering convenience and flexibility for residents. Whether you're looking to expand your property portfolio or secure a comfortable home for the future, this property's prime location and potential for growth make it a must-see for savvy investors and homeowners alike.  
EPC Rating: E

## Entrance

## Lounge

15'10" x 11'11" (4.85m x 3.64m)  
Windows to front, carpet, radiator.

## Kitchen

12'9" x 8'3" (3.90m x 2.53m)  
Window to rear, wall and base units, vinyl flooring, door to yard, understairs storage.

## First Floor

Landing.

## Bedroom 1

10'7" x 12'0" (3.25m x 3.66m)  
Window to front, carpet, radiator.

## Bedroom 2

7'3" x 12'4" (2.21m x 3.77m)  
Window to front, carpet, radiator.

## Bedroom 3

9'4" x 8'4" (2.87m x 2.55m)  
Window to front, carpet, radiator.

## Bathroom

8'8" x 4'9" (2.65m x 1.45m)  
Window to front, bath with shower over, basin, WC, vinyl flooring.

## Separate W.C.

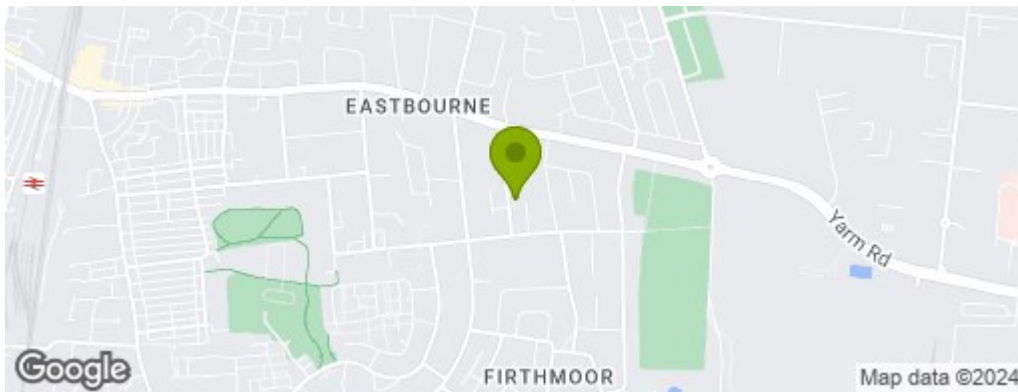
Window to side, low level WC.

## Outside

Enclosed Yard to rear - access to garage.

## Garage

Large garage to side, access via up and over door.  
Side door to rear yard.



## Property Information

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