



Bartlett Street

Darlington DL3 6NQ

Offers In The Region Of £75,000





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Bartlett Street

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- Denes Location
- For Sale With Sitting Tenant Paying £525

- Three Bedrooms
- EPC Rating

- Two Reception Rooms
- Council Tax Band A

Welcome to Bartlett Street, Darlington - a traditional mid-terrace house with a Denes location that offers a fantastic opportunity for those seeking a property with great investment potential.

One of the standout features of this property is that it is sold with a sitting tenant who is currently paying £525. This provides a hassle-free investment opportunity for those looking to generate rental income from day one.

Situated close to the town centre, memorial hospital, and various amenities, this home offers the convenience of easy access to everything you need. Whether it's shopping, healthcare, or leisure activities, you'll find everything within reach.

Don't miss out on the chance to own this wonderful property in a desirable location. With its attractive features and promising investment potential, this house on Bartlett Street is truly a gem waiting to be discovered.

Entrance Hallway

With Upvc door to front.

Lounge

14'1 x 13'2 (4.29m x 4.01m)

Upvc double glazed window to front, fireplace with electric fire and laminate flooring.

Dining Room

13'11 x 11'0 (4.24m x 3.35m)

Upvc double glazed window to rear and radiator with laminate flooring.

Kitchen

13'11 x 5'11 (4.24m x 1.80m)

Upvc double glazed window to side, fitted with wall base and drawer units and stainless steel sink. Three is space for a cooker, fridge freezer and washing machine. Part tiled walls.

Inner Lobby

Bathroom

Fitted with panelled bath with shower over, low level w/c, wash hand basin, tiled floor and part tiled walls.

Staircase/Landing

Bedroom One

12'5 x 11'4 (3.78m x 3.45m)

Upvc double glazed window to front and radiator.

Bedroom Two

8'11 x 8'0 (2.72m x 2.44m)

Upvc double glazed window to front and radiator.

Bedroom Three

14'5 x 5'4 (4.39m x 1.63m)

Upvc double glazed window to rear and radiator.

Externally

To the rear is a court yard with gated access.

Council Tax Band

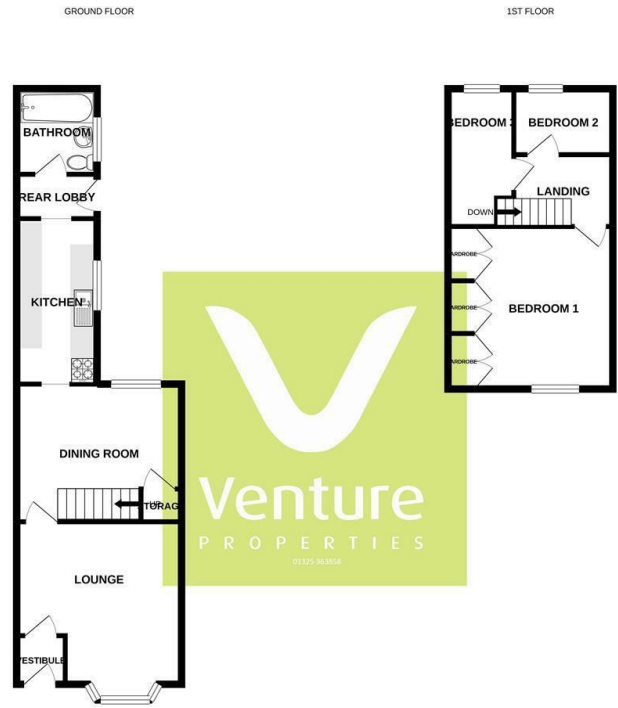
Band A

Tenure

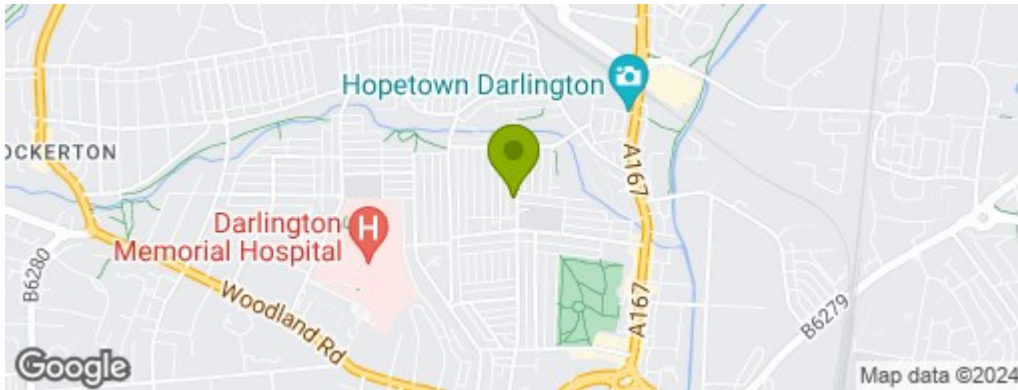
Freehold

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and the 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. Made with Metagen 10/2021



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