

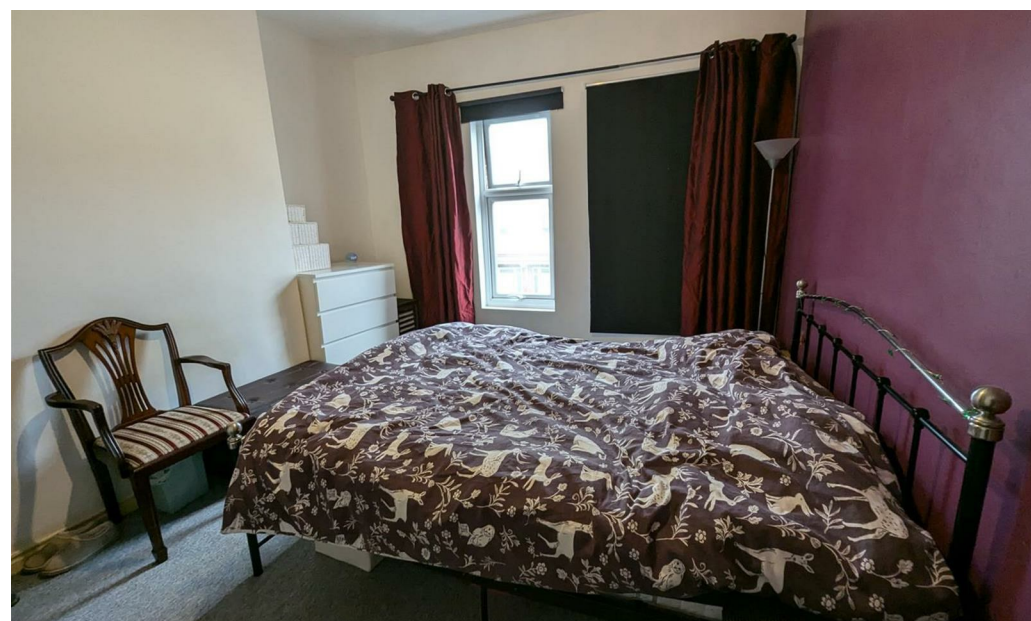


Haughton Road

Darlington DL1 1SS

Offers Over £95,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Haughton Road

Darlington DL1 1SS



- Three Bedroom Terraced Property
- Ideal Investment Opportunity

- Sold with sitting tenant paying £675 pcm
- Council Tax Band A

- Close to Amenities
- Epc Rating D

Situated on Haughton Road we offer this mature three-bedroom mid-terrace house presenting an excellent opportunity for investors. The property is currently tenanted with a long-term sitting tenant, generating a reliable income of £675 per calendar month, making it an attractive investment with a commendable yield. The location is particularly advantageous, as it is situated close to Darlington Town Centre, providing easy access to a variety of shops, restaurants, and local amenities.

Boasting two spacious reception rooms and three bedrooms this property offers ample living space, perfect for family gatherings or entertaining guests. Inside, the house benefits from gas central heating, ensuring warmth and comfort throughout the colder months. The UPVC double glazing enhances energy efficiency.

There is a forecourt to the front and an enclosed courtyard to the rear.

Lounge

15'03 x 13'04 (4.65m x 4.06m)

Upvc double glazed bay window to front. fireplace, marble back and hearth. Deep coving to ceiling.

Dining Room

13'03 x 12'02 (4.04m x 3.71m)

Upvc double glazed window to rear and radiator.

Kitchen

7'01 x 11'06 (2.16m x 3.51m)

Upvc double glazed window and door to rear. Fitted with wall, base and drawer units, one and a half bowl stainless steel sink with mixer tap. There is a four ring gas hob and oven with extractor over and a concealed boiler. Space for fridge freezer and washing machine.

First Floor Landing

Bedroom One

11'03 x 12'05 (3.43m x 3.78m)

Two Upvc double glazed windows to the front and radiator.

Bedroom Two

10'07 x 12'02 (3.23m x 3.71m)

Upvc double glazed window to rear and radiator.

Bedroom Three

9'07 x 5'02 (2.92m x 1.57m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with low level panelled bath, shower cubicle, w.c and wash hand basin. Part tiled walls and vinyl flooring.

Externally

Enclosed yard to rear accessed via roller up and over door and an outside tap.

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,076 ft² / 100 m²

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

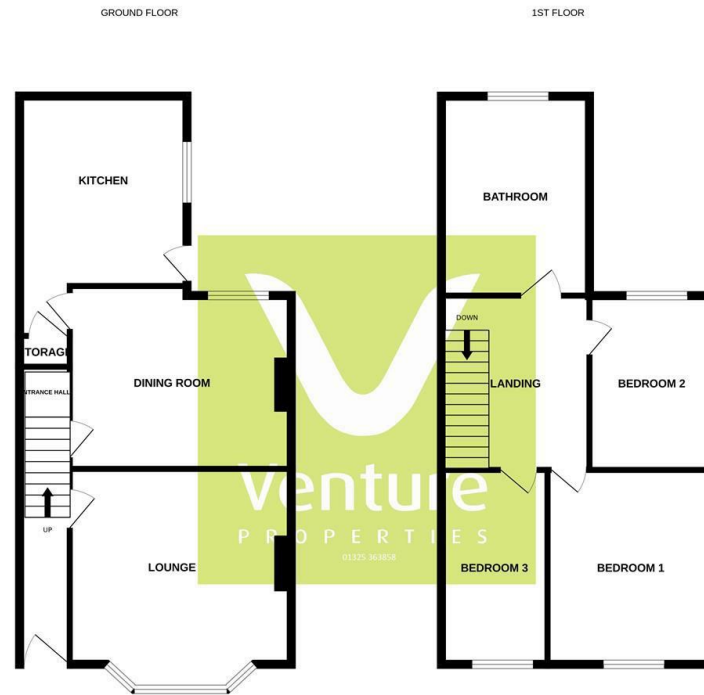
Sky

Tenure

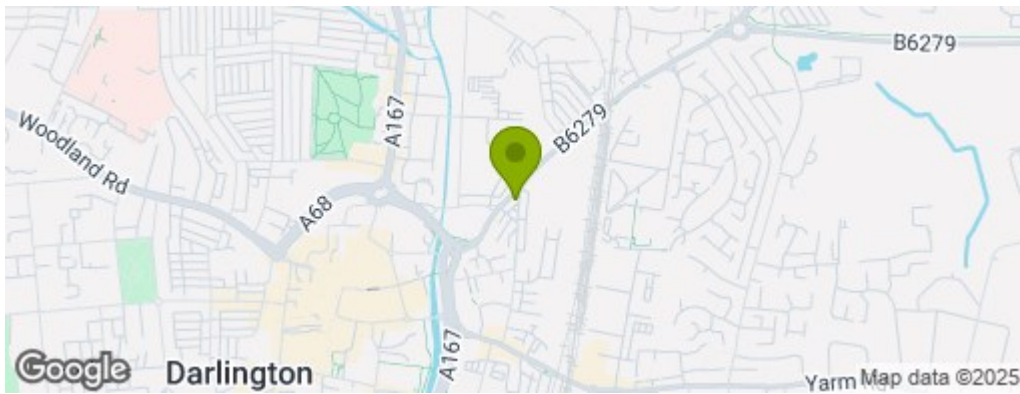
Freehold

Note

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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