



Bensham Road

Darlington DL1 3DG

£135,000





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.



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- Three Bedroom Property
- Council Tax Band B

- For sale with a sitting tenant
- Epc Rating D

- Excellent Travel Links

For Sale with a long term sitting tenant paying £675pcm.

Located on Bensham Road in the popular Harrowgate Hill area of Darlington, this mature three-bedroom semi-detached house presents an excellent opportunity for both investors and families alike. The property boasts a mature design, offering a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

Upon entering, you will find a thoughtfully refitted ground floor bathroom, which adds a modern touch to the home while maintaining its character. The main bedroom is a standout feature, complete with an en-suite bathroom, providing a private sanctuary for relaxation. The additional two bedrooms are well-proportioned, making them ideal for children, guests, or even a home office.

Currently, the property is for sale with a long-standing sitting tenant, who is paying £675 per calendar month. This arrangement offers a seamless transition for any prospective buyer looking to invest in a rental property, ensuring immediate income from day one.

The location is particularly advantageous, as it is conveniently situated close to a range of local amenities, including shops, schools, and parks. This makes it an ideal choice for families seeking a vibrant community atmosphere.

In summary, this three-bedroom semi-detached house on Bensham Road is a fantastic opportunity for those looking to invest. With its modern features, spacious layout, and excellent rental potential, this property is not to be missed.

Inner Hall

Entrance door to side.

Lounge

15'06 x 14'03 (4.72m x 4.34m)

Upvc double glazed bay window to front, fireplace with inset gas fire.

Kitchen

9'06 x 11'04 (2.90m x 3.45m)

Upvc double glazed window to rear, fitted with light grey wall, base and drawer units, stainless steel sink with mixer tap, gas hob with oven and extractor over and space for a fridge freezer. There are part tiled walls and vinyl flooring.

Ground Floor Bathroom

Upvc double glazed obscure window to side. Bath with shower over and screen, w.c, wash hand basin and vinyl flooring.

Staircase/Landing

Bedroom One

14'05 x 10'11 (4.39m x 3.33m)

Upvc double glazed window to front, coving to ceiling, fireplace and radiator.

En-Suite

Upvc double glazed obscure window to front, shower cubicle, low level w.c, wash hand basin and extractor.

Bedroom Two

11'07 x 8'10 (3.53m x 2.69m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'03 x 8'05 (2.51m x 2.57m)

Upvc double glazed window to rear and radiator.

Externally

The front of the property is gravelled with gated access to the rear garden which is lawned with patio areas

Tenure

Freehold

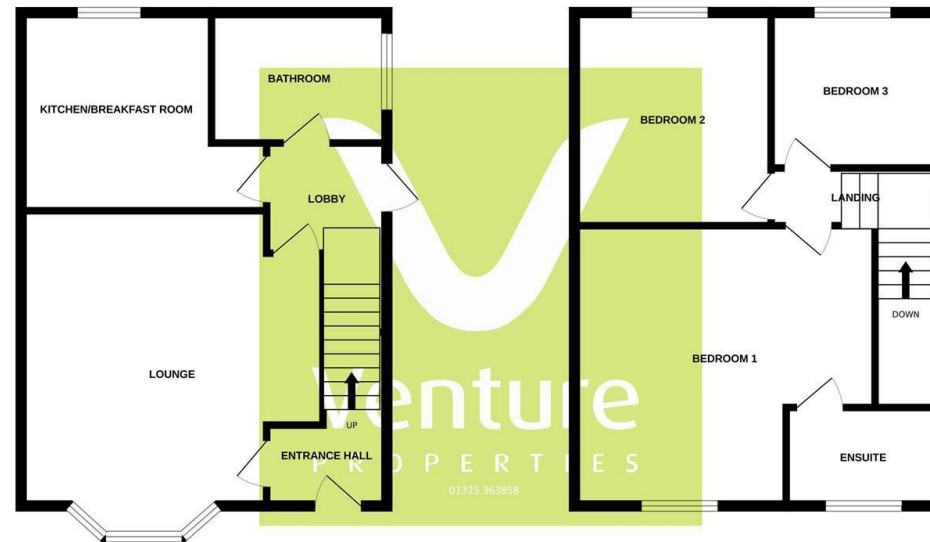
Property Details

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

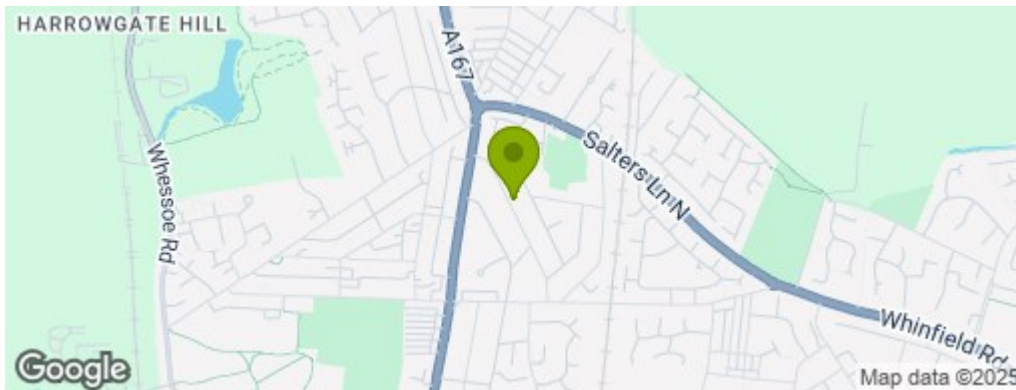
GROUND FLOOR

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 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.

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Property Information

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