



## Salisbury Terrace

Darlington DL3 6NU

Offers Over £95,000







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# Salisbury Terrace

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- Three Bedroom Property
- Enclosed Yard to Rear

- Sold with a sitting tenant paying £650 pcm
- Council Tax Band A

- Close to Darlington Memorial Hospital
- Epc Rating E

Salisbury Terrace, Darlington, this mature terraced house presents an excellent opportunity for both investors and those seeking a comfortable home. The property boasts three well-proportioned bedrooms, making it ideal for families or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as a perfect gathering space for relaxation or entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively. The property also features a bathroom that caters to the needs of its residents.

One of the standout features of this home is its prime location. Situated close to the hospital, it offers convenience for healthcare professionals or anyone who values easy access to medical facilities. Additionally, the surrounding area is known for its community spirit and local amenities, making it a pleasant place to live.

This property is sold with a sitting tenant, currently paying £650 pcm, providing an immediate rental income for investors. This aspect adds to the appeal, as it allows for a seamless transition into ownership without the hassle of finding new tenants.

In summary, this terraced house on Salisbury Terrace is a fantastic opportunity for those looking to invest in a property with a reliable tenant already in place, or for families seeking a lovely home in a well-connected area. With its three bedrooms and convenient location, it is sure to attract interest from a variety of buyers.

## Entrance Hall

Upvc door to front and staircase to first floor landing.

## Lounge

Upvc double glazed window to front, deep coving to ceiling, feature fireplace with inset fire and radiator.

## Dining Room

Upvc double glazed window to rear, fireplace and radiator.

## Kitchen

Upvc double glazed window to side, Fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Wall mounted Boiler, under stairs storage and door to side.

## First Floor Landing

### Bathroom

Upvc double glazed obscure window to rear, Panelled bath with shower over, low level w.c, wash hand basin in vanity and radiator. Par tiled walls and Vinyl floor.

### Bedroom One

Upvc double glazed window to front, fireplace and radiator.

### Bedroom Two

Upvc double glazed window to rear, fireplace and radiator.

### Bedroom Three

Upvc double glazed window to rear and radiator.

## Externally

To the rear there is an enclosed yard with gated access to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 1,280 ft 2 / 119 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

02

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

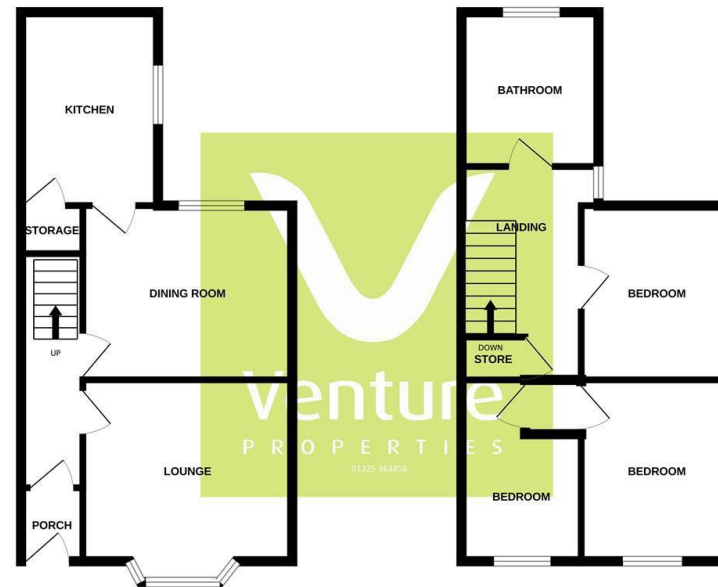
Virgin

## Note

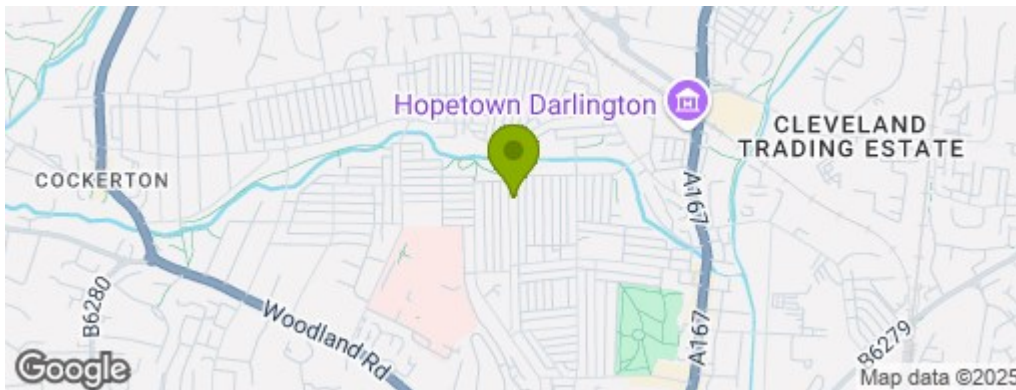
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GROUND FLOOR

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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com