



Rydal Road

Darlington DL1 4BH

Offers Over £80,000





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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Rydal Road

Darlington DL1 4BH



- Two Bedroom Terraced Property
- Ideal Investment Opportunity

- Eastbourne Location
- Council Tax Band A

- Attic Room
- Epc Rating C

SOLD WITH SITTING TENANT £550 PCM

This well presented updated and improved two bedroom mid terraced property with attic room comes to the market and is ideally located in the Eastbourne area of Darlington within short proximity to Darlington main line railway station, retail parks, schools and bus routes in and out of town.

Viewing is recommended.

Entrance Vestibule

Upvc double glazed door to front.

Lounge

12'9 x 12'1 (3.89m x 3.68m)

Upvc double glazed bay window to front and radiator.

Kitchen/Diner

14'10 x 12'9 (4.52m x 3.89m)

Upvc double glazed window to side, fitted with wall, base and drawer units, electric hob, oven and integrated sink. There is space for aa washing machine, French doors to rear and radiator.

Lobby

Downstairs Bathroom

10'2 x 5'9 (3.10m x 1.75m)

Upvc double glazed obscure window to side, fitted corner bath with shower over and screen, w.c, wash hand basin and heated towel rail.

First Floor Landing

With access to attic room.

Bedroom One

2'10 x 9'3 (0.86m x 2.82m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

12' x 7'11 (3.66m x 2.41m)

Upvc double glazed window to rear and radiator.

Attic Space

16' x 12'8 (4.88m x 3.86m)

Storage Space

Externally

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

Council Tax

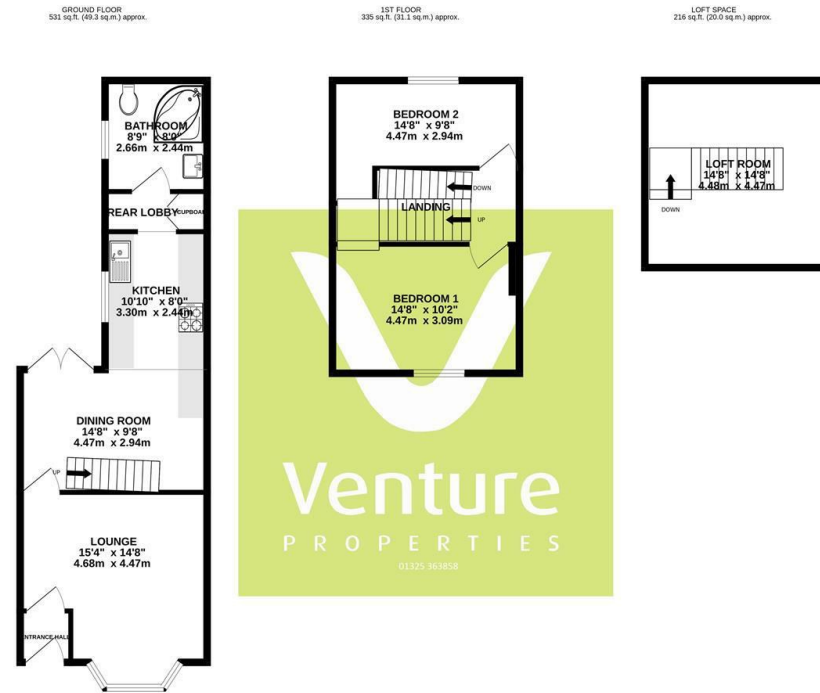
Band A

Tenure

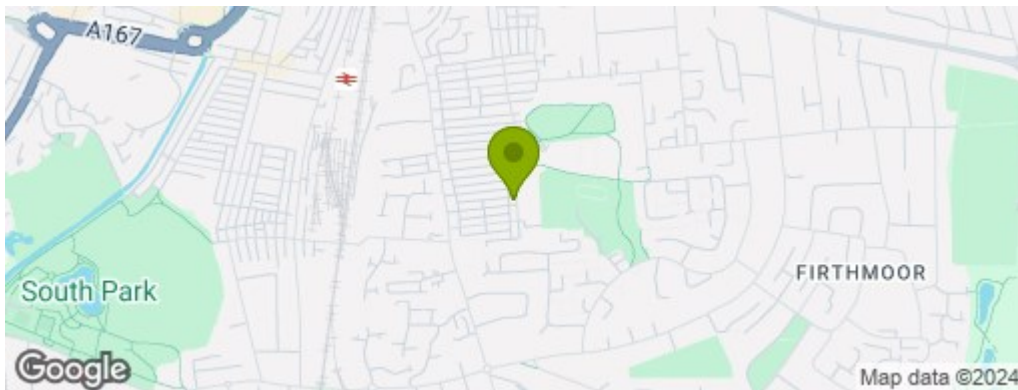
Freehold

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



TOTAL FLOOR AREA: 1081 sq ft. (100.5 sq.m.) approx.
 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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