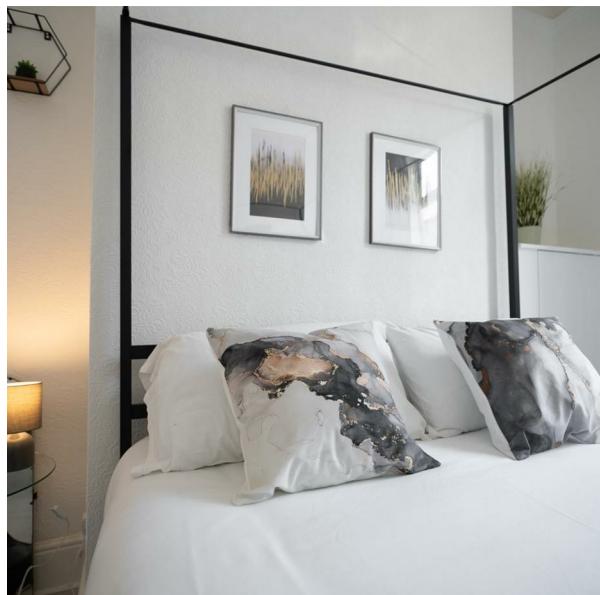


Chelmsford Street, Darlington, DL3 6AY

Offers in excess of £85,000

**estates<sup>4</sup>**  
'The Art of Property'



Chelmsford Street, Darlington, DL3 6AY

Offers in excess of £85,000

Council Tax Band: A

Nestled on Chelmsford Street in the charming town of Darlington, this beautifully improved 2/3 terraced home presents an ideal investment opportunity. Currently operating as serviced accommodation enjoying one bedroom the ground floor, and two to the first floor, also available for sale semi-furnished, making it a seamless transition for prospective buyers. With no onward chain and vacant possession, this home is perfect for those looking to move in immediately or for savvy investors seeking a buy-to-let option.

The property boasts a well-designed layout, featuring a welcoming hallway, good size reception room/optional ground floor bedroom, and well equipped kitchen, that enhance both style and functionality. To the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is tastefully appointed, ensuring convenience for residents. The home features uPVC double glazing and gas central heating.

One of the standout features of this property is its extremely convenient location. Situated within walking distance of the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the nearby train station offers excellent transport links, making commuting a breeze.

This terraced house is not just a home; it is a fantastic opportunity for those looking to invest in a popular area. Whether you are a first-time buyer or an experienced landlord, this property is sure to meet your needs.

#### Ground Floor

Entrance hallway with stairs to the first floor. Lounge/double bedroom to the front, and light & airy kitchen/diner to the rear, providing a good range of units, gas hob, extractor, single oven and wall mounted Baxi combi boiler.

#### First Floor

Landing leading to a bathroom with white suite, and two excellent sized double bedrooms, the master of particular size.

#### Externally

Pleasant enclosed yard to rear ideal for those warmer months featuring a useful outside store.

#### Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

#### Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal Elevation

#### Entrance Hallway

#### Lounge/Ground Floor Bedroom

10'7" x 9'3" (3.25 x 2.84)

#### Dining Kitchen

14'0" x 11'2" (4.27 x 3.42)

#### First Floor

#### Principal Bedroom

14'1" x 10'8" (4.31 x 3.27)

#### Second Bedroom

7'7" x 11'3" (2.32 x 3.45)

#### Bathroom

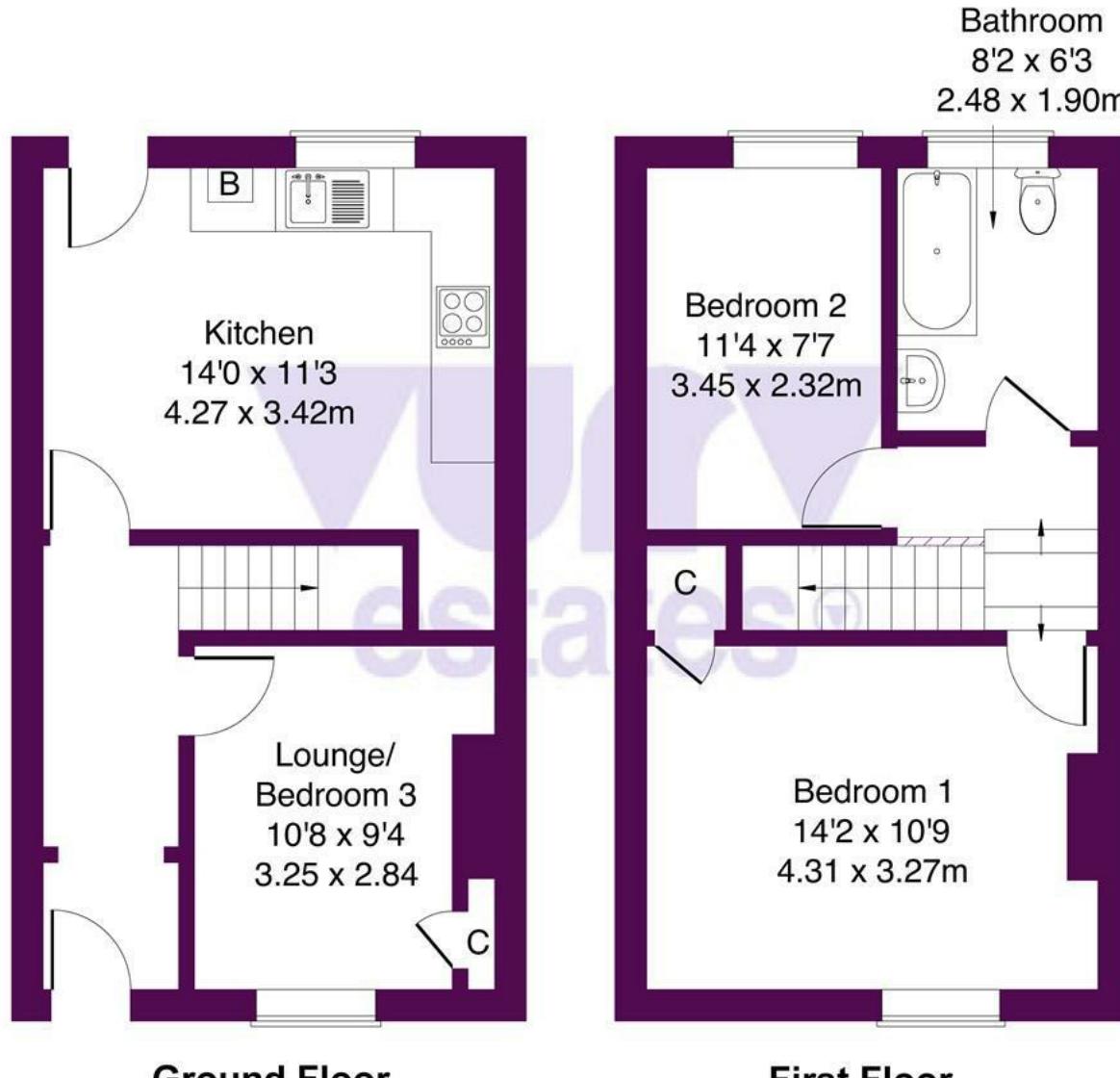
6'2" x 8'1" (1.90 x 2.48)

#### Rear Yard



# Chelmsford Street, Darlington, DL3 6AY

Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



**Ground Floor**

**First Floor**

Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		55
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	