

Maude Street, Darlington, DL3 7PT
Offers in the region of £70,000

estates⁴
'The Art of Property'



Maude Street, Darlington, DL3 7PT
Offers in the region of £70,000
Council Tax Band: B

*** SOLD WITH A LONG-TERM SITTING TENANT *** Excellent opportunity for investors to acquire a GROUND FLOOR apartment, featuring two well-proportioned bedrooms and a comfortable reception room, and the enjoyment of a garden to the rear. Situated just a five-minute walk from the bustling town centre, providing residents with easy access to a variety of shops, cafes, and local amenities. The property is part of a small courtyard comprising only eight apartments.

The apartment is currently sold with a sitting tenant, a retired individual who has cherished this home since 2008, offering immediate rental income for prospective buyers. The property is equipped with uPVC double glazed windows, electric heating, and allocated parking.

The uPVC double glazed windows have been replaced in recent years. Electric storage heating with an electric heater fitted to the lounge.

In brief the accommodation comprise:
Communal entrance hallway running front to rear. Apartment hallway, lounge featuring a bay window flooding the room with natural light. The kitchen is in need of some updating, two good size bedrooms, the principal bedroom features fitted wardrobes, and a bathroom completing the accommodation. Externally, the courtyard allows allocated parking whilst to the rear there is a small garden which is paved for low maintenance.

Please note:
Council tax Band - B

Tenure - Freehold
EPC Rating: TBC
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

Communal Entrance Hallway

Hallway
10'2" x 4'9" (3.11 x 1.47)

Lounge
11'3" x 11'4" (3.45 x 3.47)

Kitchen
7'2" x 11'5" (2.20 x 3.48)

Principal Bedroom
10'0" x 11'2" (3.06 x 3.41)

Second bedroom
7'2" x 8'9" (2.20 x 2.68)

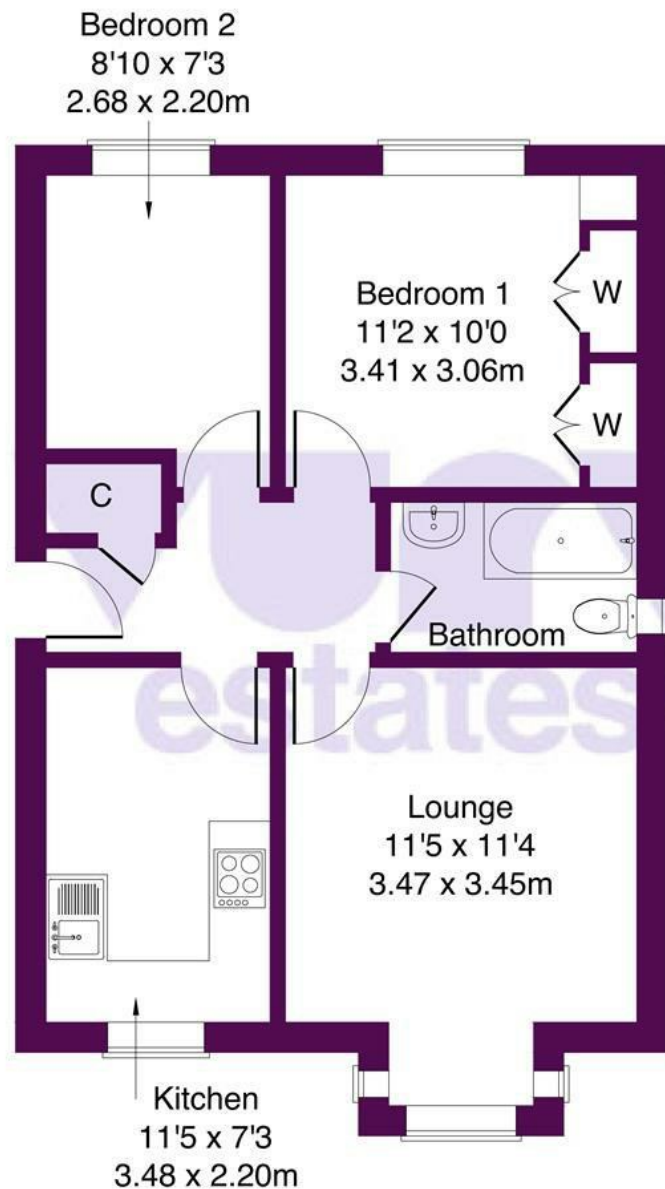
Bathroom

Communal Garden

Allocated Parking

Bakers Court, Maude Street

Approximate Gross Internal Area: (527 sq ft - 49 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

estates^{LT}
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

