



**Main Road**

Darlington DL2 3DY

**Offers Over £100,000**





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# Main Road

Darlington DL2 3DY



- Two Bedroom Cottage
- In Need Of Some TLC
- Village Life Location

- Just Off Main Road In Gainford
- Council Tax Band C
- Close To Amenities

- Ideal Investment - Potential Holiday Or Air BNB
- Offered With No Chain
- EPC Grade G

## IDEAL AIR BNB OR RENTAL - PRICED TO SELL

Nestled just off Main Road in the charming village of Gainford, near to Darlington, this delightful two-bedroom cottage presents a unique opportunity for those seeking a project with character. While the property is in need of modernisation, it boasts an abundance of original features that can be enhanced to create a truly stunning home.

The cottage comprises one inviting reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms and one bathroom, this property offers ample space for comfortable living. The layout is ideal for a small family or as a retreat for those wishing to escape the hustle and bustle of city life.

Gainford is known for its picturesque village life, providing a serene environment while still being conveniently located for access to nearby amenities. This property is not only a wonderful home but also presents an excellent investment opportunity. With the potential for an Airbnb or holiday let, you can capitalise on the growing demand for short-term rentals in this idyllic location.

In summary, this two-bedroom cottage on Main Road is a rare find, offering character, charm, and the potential for modernisation. Whether you are looking to create your dream home or seeking a lucrative investment, this property is well worth your consideration.

### Entrance Hall

Door to side

### Lounge

16'4" x 17'0" max (5.0 x 5.2 max)

Three sash windows to front, two storage heaters and under stairs storage.

### Kitchen Diner

8'10" x 17'4" (2.7 x 5.3)

Sash window to front, wall, base and drawer units, stainless steel sink with mixer tap. There is space for a cooker and washing machine and fridge freezer. Original fireplace and storage heater.

### Downstairs Cloaks

Sash window to front, w.c, wash hand basin and electric heater.

### First Floor Landing

Two Velux windows to rear, storage heater.

### Bedroom One

8'10" x 16'8" (2.7 x 5.1)

Sash window to front, storage heater and original fireplace.

### Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

Sash window to front, original fireplace, access to loft and electric heater.

### Bathroom

13'5" x 6'10" (4.1 x 2.1)

Sash window to front, bath, shower cubicle, wash hand basin, heated towel rail and hot water tank.

### Externally

There is an allocated parking bay.

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,161

Conservation Area: Gainford

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

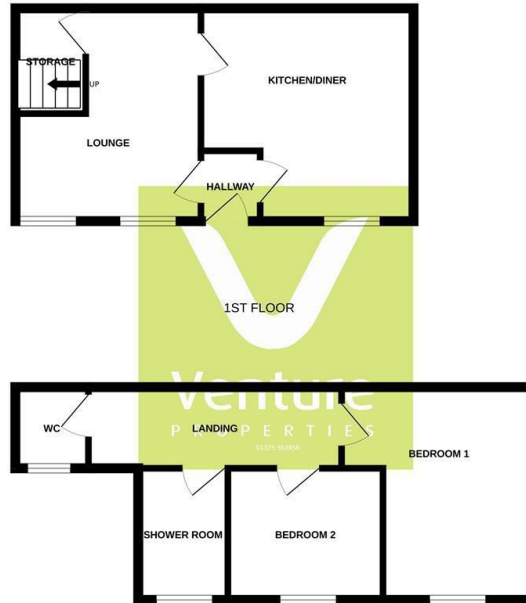
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### Note

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, buildings, contents and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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## Property Information

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