



Chandos Street

Darlington DL3 6QX

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Chandos Street

Darlington DL3 6QX



- Two Bedroom Terraced Property
- Ideal Investment Opportunity
- Close to Town Centre

- Popular Denes Location
- Two Reception Rooms
- Council Tax Band A

- Sold With Sitting Tenant Offering a Great Yield Potential
- Ground Floor Bathroom
- EPC Rating D

Welcome to Chandos Street in Darlington, this delightful two-bedroom terraced house presents an excellent opportunity for investors. Being sold with a sitting tenant offers an immediate rental income and great yield potential for those looking to expand their investment portfolio.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen and ground floor bathroom enhance the home's functionality, making it a comfortable living space.

Conveniently located, the home is within close proximity to a variety of local amenities, including shops, schools, and parks. There is also an enclosed outdoor space to the rear for those who wish to catch a breath of fresh air or some summer sunshine.

Entrance Vestibule

Upvc door to front.

Lounge

12'10 x 13'6 (3.91m x 4.11m)

Upvc double glazed window to front, coving to ceiling, feature fireplace, storage into alcove and radiator.

Dining Room

13'5 x 11'2 (4.09m x 3.40m)

Upvc double glazed window to rear and radiator.

Kitchen

9'5 x 7'3 (2.87m x 2.21m)

Upvc double glazed window to side, fitted wall, base and drawer units with tiled splashbacks. Stainless steel sink with mixer tap, integrated gas hob with extractor over and oven.

Inner Lobby

Door to side and access to bathroom.

Bathroom

Upvc double glazed window to side, walk in shower cubicle, wash hand basin and w.c. Part tiled walls and radiator.

First Floor

Bedroom One

13'6 x 12'10 (4.11m x 3.91m)

Upvc double glazed window to front, fitted wardrobes with mirrored sliding doors and radiator.

Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

Externally

To the rear, an enclosed courtyard with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 796 ft 2 / 74 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

72 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

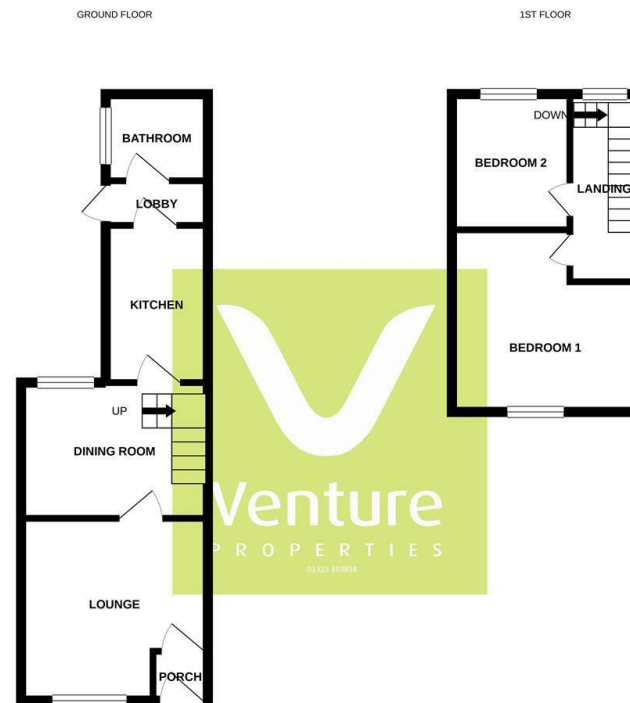
BT

Sky

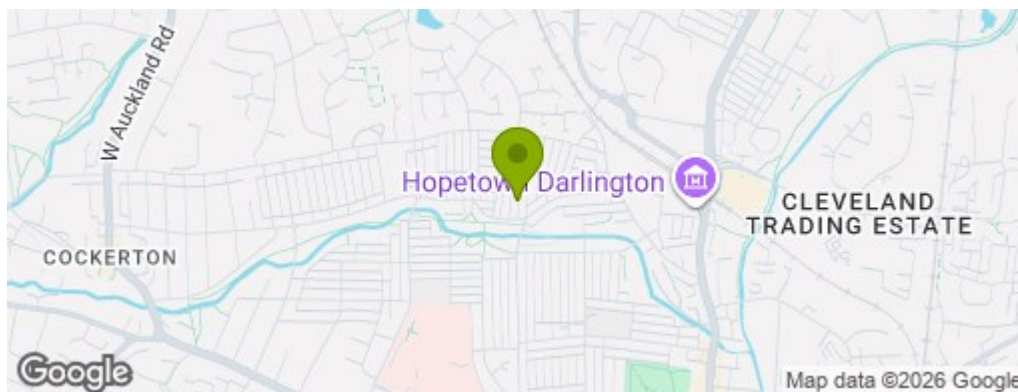
Virgin

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



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 misstatement. 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.
Made with Mapogen ©2021



Property Information

01325 363858

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