



466A NORTH ROAD, DARLINGTON, DL1 3AF

Offers In The Region Of £90,000

A well-presented two-bedroom end-terrace in a popular part of Darlington, ideal for investors. The property is currently let on a rolling contract, offering immediate rental income with little effort required.

Inside, the neutral décor and practical layout suit long-term tenants. The entrance hall leads to a front living room with a bay window and a rear kitchen fitted with modern units and direct access to the low-maintenance yard.

Upstairs offers a double bedroom at the front, a second room perfect for a nursery, office or dressing room, and a large four-piece bathroom with both a bath and separate shower. A further staircase leads to a spacious attic bedroom, adding valuable flexible living space.



LOUNGE
21'05 x 12'02 (6.53m x 3.71m)

KITCHEN
11'09 x 10'04 (3.58m x 3.15m)

BEDROOM ONE
11'04 x 8'09 (3.45m x 2.67m)

OFFICE
12'4 x 5'5 (3.76m x 1.65m)

BEDROOM TWO - SECOND FLOOR
19'9 x 14'11 (6.02m x 4.55m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs						
(92 plus) A			72	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B				(92 plus) A		
(69-80) C				(81-91) B		
(55-68) D				(69-80) C		
(39-54) E				(55-68) D		
(21-38) F				(39-54) E		
(1-20) G				(21-38) F		
Not energy efficient - higher running costs						
Not environmentally friendly - higher CO ₂ emissions						
England & Wales		EU Directive 2002/91/EC		England & Wales		
						

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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