

Bluebell Close, Darlington, DL3 0YU  
Offers in the region of £80,000



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## Offers in the region of £80,000

### Council Tax Band: B

Excellent Investment Opportunity \* SOLD WITH A SITTING TENANT \* This spacious two-bedroom first-floor apartment is currently let to working professionals, at £650 per calendar month.

The apartment block is set in a peaceful location, on a substantial plot, in the ever-popular Cockerton area of Darlington. The apartment benefits from intercom entry, resident parking and access to well-maintained communal gardens. Conveniently located within easy reach of Darlington's town centre, the A1(M), and Cockerton Village.

The apartment features UPVC double-glazed windows and a French door to a Juliet balcony at the rear, with central heating provided via a combi boiler. Accommodation consists of a double bedroom, good sized single bedroom, a well-appointed bathroom, kitchen, and a generous reception room that provides ample space for both seating and dining.

This property represents a ready-made rental investment in a sought-after area and is ideal for investors either looking for their first buy-to-let, or to add to their existing portfolio.

Please note:

Cp12 expires May 2026

EICR expires July 2026

Council Tax Band - A

Tenure - Leasehold

Total sq ft and room dimensions to be considered a

guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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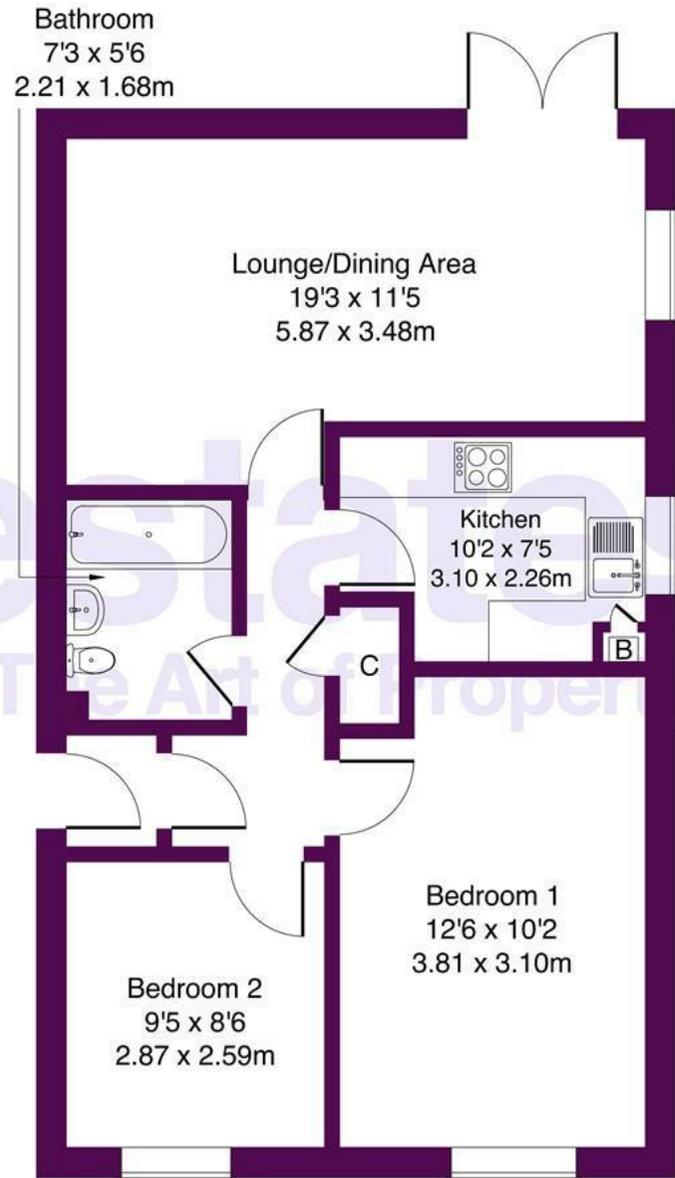
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Approximate Gross Internal Area: (640 sq ft - 59 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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**estates**<sup>4</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	