

Brougham Street, Darlington, DL3 0NB  
Offers in the region of £70,000

**estates<sup>4</sup>**  
'The Art of Property'





**Brougham Street, Darlington, DL3 0NB**  
**Offers in the region of £70,000**  
**Council Tax Band: A**

**\*\* SOLD WITH A 'Long-term' SITTING TENANT \*\***

Located in this popular area of Darlington, just off North Road this mid-terrace house presents an excellent investment opportunity. The property boasts comfortable accommodation, making it an ideal choice for those seeking a rental investment. The current tenants are a 'full-time' working couple who have called this property 'home' since 2018.

The house is nicely presented throughout, featuring UPVC double glazing and Gas central heating via a 'Combi' boiler. With the added benefit of a sitting tenant who has made this property their home, you can enjoy immediate rental income without the hassle of finding new occupants.

Furthermore, the property comes with an EPC rating C, an up-to-date Electrical Installation Condition Reports (EICR) and a current Gas Safety Certificate (CP12), ensuring peace of mind for any prospective buyer.

This delightful home is not only a sound investment but also a welcoming space that has been well cared for. With its popular location in Darlington, it offers easy access to local amenities and transport links, making it a desirable choice for future tenants. Don't miss the chance to acquire this well-priced property that combines convenience, and an immediate income stream.

**Ground floor**

Entrance vestibule, lounge and dining kitchen. Spacious fitted kitchen providing a good range of units, breakfast bar, electric ceramic hob, extractor, single oven and access to a useful lobby with plumbing for a washing machine and a ground floor bathroom with white suite.

**First floor**

Small landing opening to the two double bedrooms, the master of particular size and both enjoying fitted cupboards. The second bedroom to the rear has a cupboard housing the boiler.

**Externally**

Enclosed yard to rear perfect for those warmer months.

**Please note:**

Council tax Band - A

Tenure - Freehold

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**

**Entrance Vestibule**

**Lounge**

13'1" x 11'3" (4.01 x 3.43)

**Dining Kitchen**

13'1" x 8'7" (4.01 x 2.64)

**Rear Lobby**

**Bathroom**

5'5" x 6'1" (1.66 x 1.86)

**First floor landing**

**Principal Bedroom**

13'1" x 11'3" (4.01 x 3.43)

**Second Bedroom**

13'1" x 8'7" (4.01 x 2.64)

**Rear Yard**

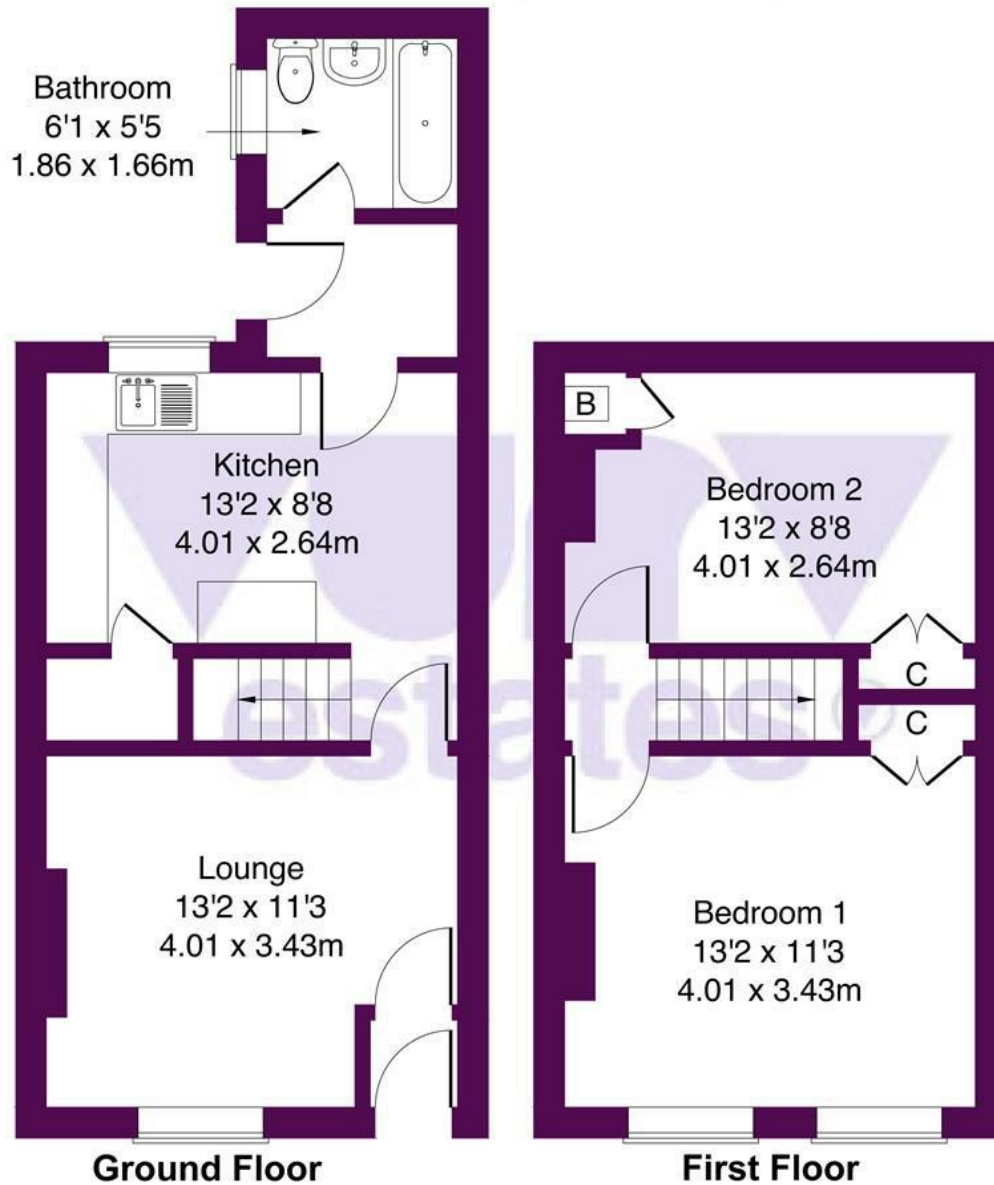






# Brougham Street, Darlington, DL3 0NB

Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



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

**estates<sup>4</sup>**  
'The Art of Property'

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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