Arthur Street, DL3 6SZ
1 Bed - Flat
£58,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Arthur Street, DL3 6SZ

*** NO CHAIN SALE ***
*** IDEAL FOR INVESTOR OR FIRST TIME BUYER ***

Ideal for a first time buyer or investor looking for a buy to let, this one bedroom second floor apartment, situated a short walk to Darlington town centre. With local amenities, schooling and good transport links.

The property briefly comprises of; an entrance hall on the first floor, with stairs leading to the landing on the second floor. Off the landing is an open-plan living / kitchen / diner, an double bedroom and a three piece bathroom.

Externally, the property allows for on-street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

Entrance Hall
5'8" x 6'9" (1.75m x 2.07m)

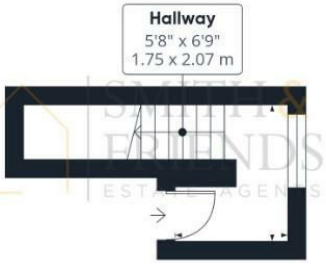
Landing
5'11" x 6'2" (1.82m x 1.88m)

Living / Dining / Kitchen
12'7" x 21'0" (3.86m x 6.42m)

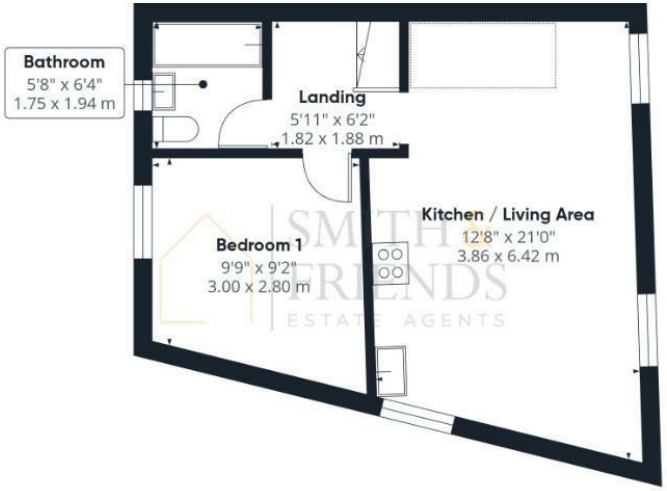
Bedroom 1
9'10" x 9'2" (3.00m x 2.80m)

Bathroom
5'8" x 6'4" (1.75m x 1.94m)

- NO CHAIN SALE
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- WELL PRESENTED ONE BEDROOM APARTMENT (2ND FLOOR)
- CLOSE TO DARLINGTON TOWN CENTRE
- ON-STREET PARKING
- COMMUNIAL DOOR ACCESS



Ground Floor



Floor 1

Approximate total area(1)

433 ft²

40.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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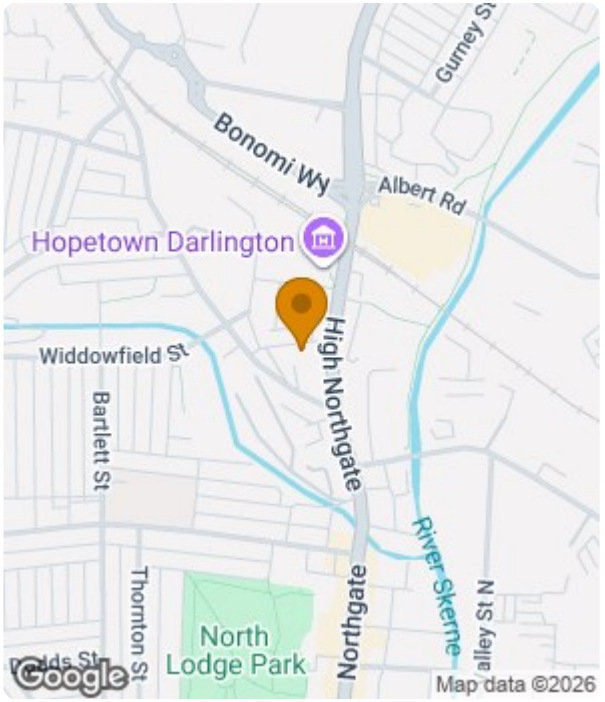

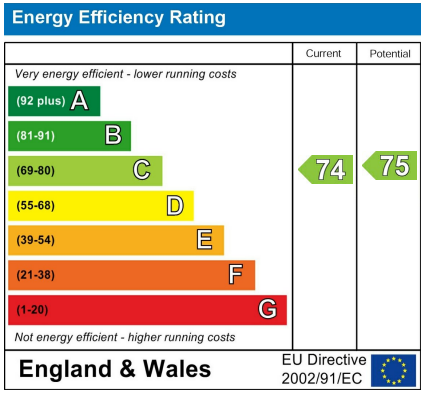

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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