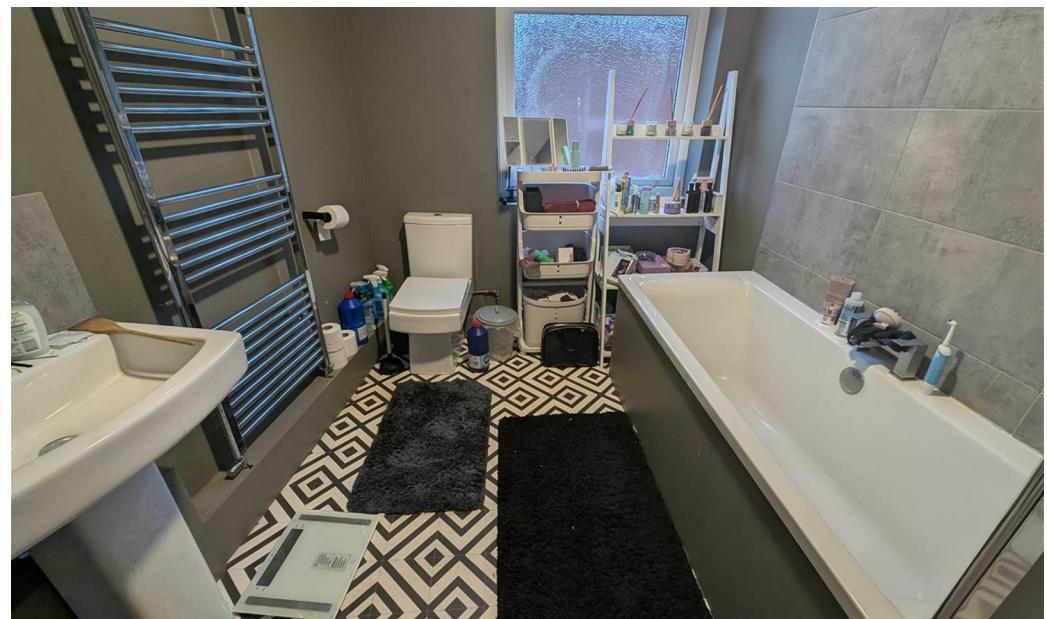




**Sun Street**  
Darlington DL3 6LQ  
£85,000





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.

# Sun Street

Darlington DL3 6LQ



- Two Bedroom End of Terrace Property
- Refurbished to a High Standard
- Rear Yard

- Popular Denes Area of Darlington
- Priced to Sell
- Council Tax Band A

- Very Well Presented
- Sold With Sitting Tenant Presenting an Ideal Investment
- EPC Rating D

\*\*\*\*\* SOLD WITH SITTING TENANT \*\*\*\*\* Situated on Sun Street in the charming town of Darlington, this updated and improved end-terrace house presents an excellent opportunity for investors. The property underwent a full renovation in 2022, including a new gas central heating boiler, full electrical rewire, refitted modern kitchen and bathroom.

The property boasts a welcoming lounge and two well-proportioned bedrooms together with a modern kitchen and first floor bathroom.

This property is situated within walking distance to the vibrant town centre, the Memorial Hospital, and a variety of local amenities, providing residents with easy access to everything they may need. The location is not only convenient but also enhances the appeal of this lovely home.

Currently, the property is sold with a sitting tenant who is paying £625 per month, making it a promising investment opportunity. With its updated features and prime location, this end-terrace house is sure to attract interest from those looking to invest in the thriving Darlington property market.

In summary, this home combines modern living with a strategic location, making it a wise choice for anyone looking to secure a property in this desirable area.

## Entrance Vestibule

Door too front

## Lounge

14'1" x 11'11" (4.31 x 3.65)

Two Upvc double glazed windows to front and side, under stairs alcove and radiator.

## Kitchen

14'7" x 7'4" (4.46 x 2.26)

Upvc double glazed window to rear, fitted with base and drawer units, stainless steel sink with mixer tap, integrated gas hob and oven with stainless steel splashback and extractor over. Space for a washing machine and door to rear.

## First Floor Landing

### Bedroom One

11'5" x 12'8" (3.49 x 3.88)

Upvc double glazed window, storage area with cupboard and radiator.

### Bedroom Two

Upovc double glazed window and radiator.

## Bathroom

Upvc double glazed obscure window to rear, Panelled bath with central mixer tap, shower over and screen. Low level w.c, wash hand basin and large heated towel rail. tiled walls.

## Externally

To the rear is an enclosed yard, mainly laid to concrete with gated access to rear lane.

## Tenure

Frteehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area Darlington Town Centre

Flood Risk Very low

Floor Area 656 ft 2 / 61 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

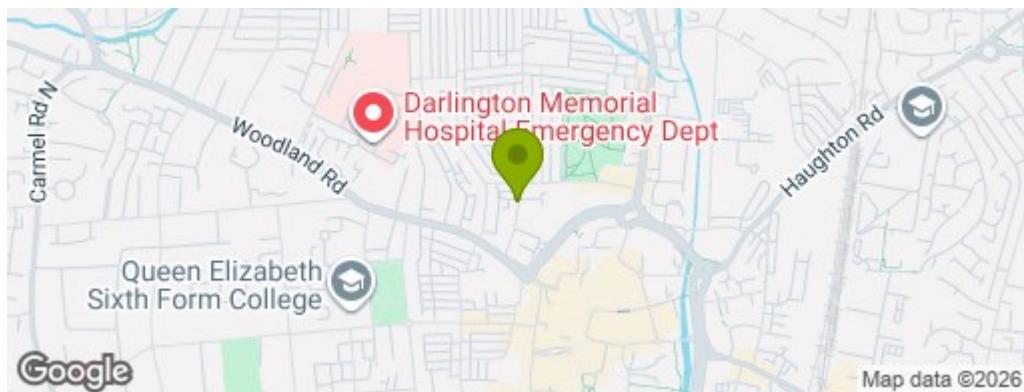
BT

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.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)