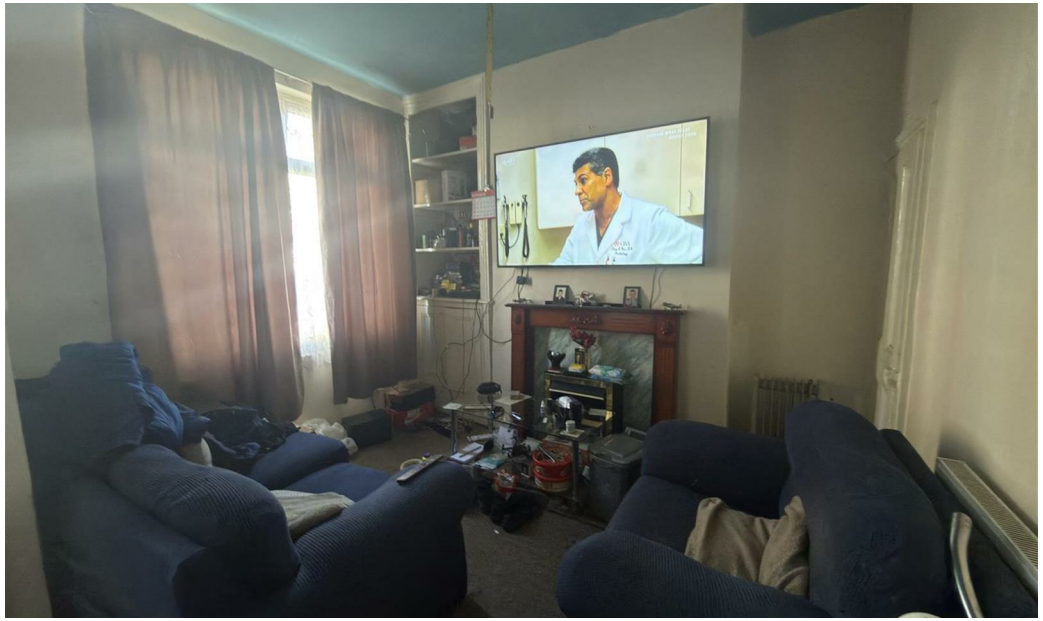


Eldon Street

Darlington DL3 0NP

By Auction £28,000

Venture PROPERTIES









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.



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.

Eldon Street

Darlington DL3 0NP



- Two Bedroom Mid Terrace
- Close To Amenities
- Harrowgate Hill Location
- Auction Property
- EPC Grade D
- Council Tax Band A
- Sold With Sitting Tenant
- Ideal Investment

This two-bedroom mid-terraced property comes to the market via auction and presents an excellent investment opportunity. The property would benefit from some internal modernisation and improvement and is being sold with a sitting tenant currently paying £370 per calendar month, providing an existing rental income.

Situated in a sought-after location, the property is conveniently positioned close to local amenities and everyday facilities.

The accommodation benefits from double glazing and gas central heating and briefly comprises an entrance vestibule, lounge and kitchen/diner to the ground floor, with two bedrooms and a bathroom to the first floor. Externally, there is an enclosed yard to the rear.

An ideal opportunity for investors seeking a property with existing rental income and potential to add value.

Entrance Vestibule

Lounge
13'6 x 10'8 (4.11m x 3.25m)

Kitchen
42'7"'6'6" x 26'2"'32'9" (13'2 x 8'10)

First Floor

Bedroom 1
32'9"'19'8" x 42'7"'0'0" (10'6 x 13'0)

Bedroom 2
26'2"'6'6" x 19'8"'13'1" (8'2 x 6'4)

Bathroom
16'4"'6'6" x 19'8"'26'2" (5'2 x 6'8)

Outside

Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-
day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A
Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%
of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service
provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Tenure
Freehold

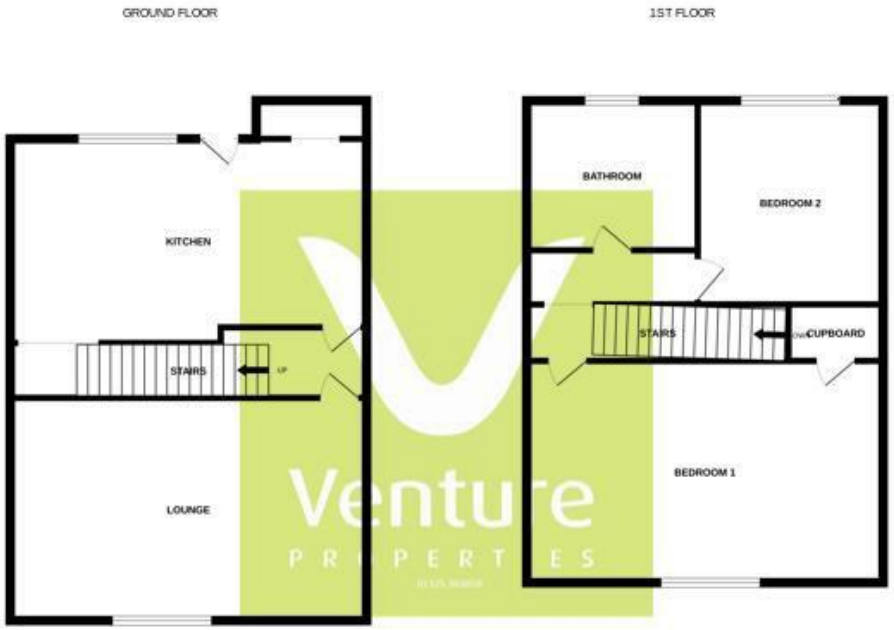
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 645 ft 2 / 60 m 2
Plot size 0.02 acres
Mobile coverage

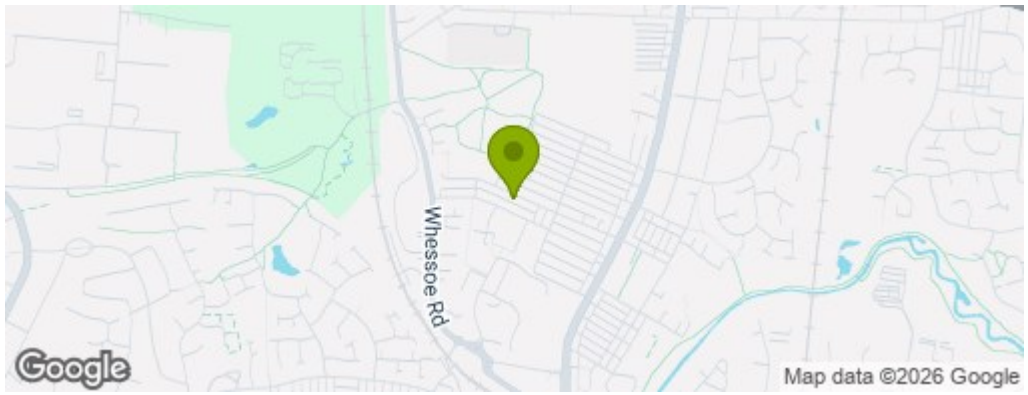
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
79 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