



**Eldon Street, DL3 0NP**  
**2 Bed - House - Mid Terrace**  
**£55,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



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# Eldon Street, DL3 0NP

\*\* MID TERRACE HOUSE \*\* \*\* TWO BEDROOMS \*\*. \*\* IN NEED OF IMPROVEMENT \*\*. \*\* EXCELLENT POTENTIAL \*\* \*\* CLOSE TO AMENITIES \*\*. \*\* NO ONWARD CHAIN \*\*

A two bedroom mid terraced house located in the popular Harrowgate Hill area of Darlington close to local amenities.

In need of modernisation and improvement the property offers excellent potential and would be an ideal investment property for a buy to let landlord.

Eldon Street is located off North Road within walking distance of local shops, schools, North Road railway station and regular bus services to the town centre.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: Entrance Vestibule, Lounge with feature fireplace, fitted Kitchen, Utility Room, Landing, two Bedrooms - one with fitted wardrobes and first floor Bathroom/ wc with white suite.

Externally there is a good sized enclosed yard to the rear.

## GROUND FLOOR

### Entrance Vestibile

### Lounge

14 '4 x 13'0 into alcoves (4.27m '1.22m x 3.96m into alcoves)

### Kitchen

13'0 x 7'10 (3.96m x 2.39m)

### Utility Room

8'10 x 6'0 (2.69m x 1.83m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'4 x 13'0 into alcoves (3.45m x 3.96m into alcoves)

### Bedroom 2

8'0 x 5'1 (2.44m x 1.55m )

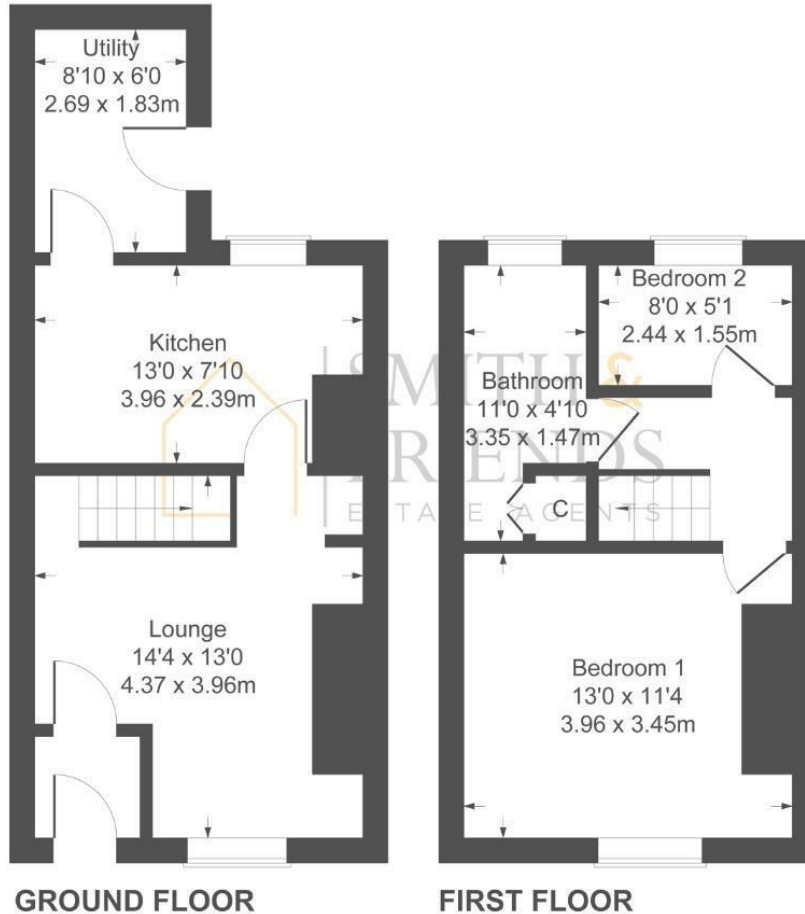
### Bathroom/ wc

11'0 x 4'10 (3.35m x 1.47m)

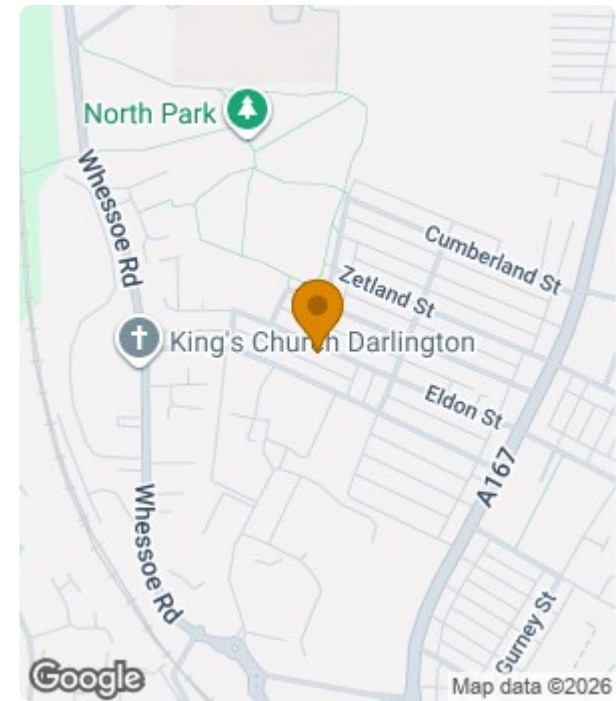


# Eldon Street

Approximate Gross Internal Area  
645 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 62                      | 73        |
|                                             | EU Directive 2002/91/EC |           |

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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