



**Eldon Street**

Darlington DL3 0NP

**Offers Over £65,000**





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# Eldon Street

## Darlington DL3 0NP



- Two Bedroom Mid-Terrace
- Close to Amenities & Schools
- Ideal Investment

- Rear Courtyard
- Council Tax Band A
- Can be sold with sitting tenant

- Easy Access to Transport Links
- EPC Rating D

Eldon Street in the charming town of Darlington, this delightful mid-terrace house presents an excellent opportunity for investors alike. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two comfortable bedrooms, it is ideal for small families or those seeking a cosy retreat.

The house features a well-appointed bathroom, ensuring convenience for daily living. A notable advantage of this property is the potential for it to be sold with a sitting tenant, making it an attractive option for those looking to invest in the rental market.

Situated close to local amenities, residents will enjoy easy access to shops, cafes, and essential services, enhancing the overall convenience of daily life. Furthermore, the property benefits from excellent travel and transport links, making commuting to nearby towns and cities a breeze.

The rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. This charming home combines comfort, practicality, and a prime location, making it a must-see for anyone looking to settle in Darlington. Don't miss the chance to explore this wonderful property and envision the possibilities it holds.

### Entrance Porch

Upvc door to front.

### Lounge

15'2 x 11'5 (4.62m x 3.48m)

Upvc double glazed window to front, fireplace incorporating electric fire.

### Dining Room

13'11 x 8'2 (4.24m x 2.49m)

Upvc double glazed window to rear and laminate flooring.

### Kitchen

Fitted with a range of white wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, ceramic hob, oven and space for washing machine.

### Ground Floor Bathroom

Fitted with a white suite comprising bath with electric shower over, low level wc, wash hand basin, obscure window to the side.

### First Floor Landing

#### Bedroom One

15'3 x 11'3 (4.65m x 3.43m)

Upvc window to front, original cast iron fireplace.

#### Bedroom Two

15'1 x 8'2 (4.60m x 2.49m)

Upvc double glazed window to rear, original cast iron fireplace.

### Externally

To the rear of the property is an enclosed courtyard with gated access to rear lane.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 861 ft 2 / 80 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

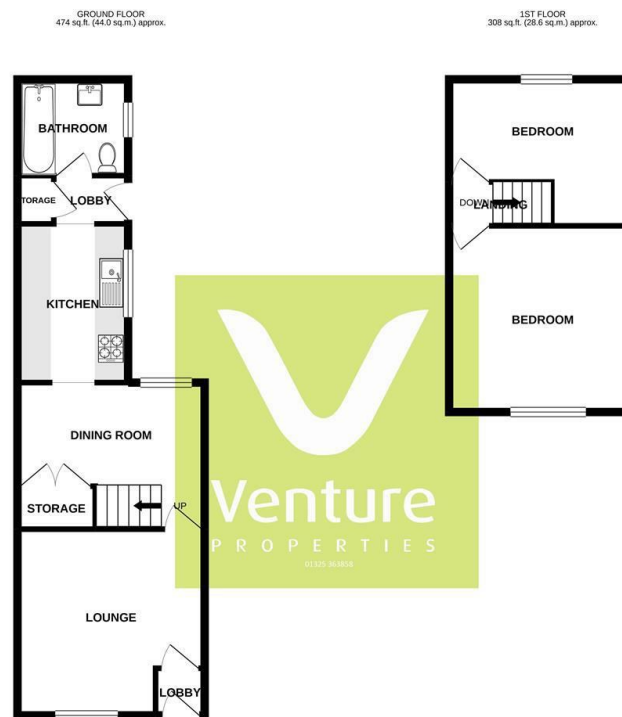
Virgin

### Note

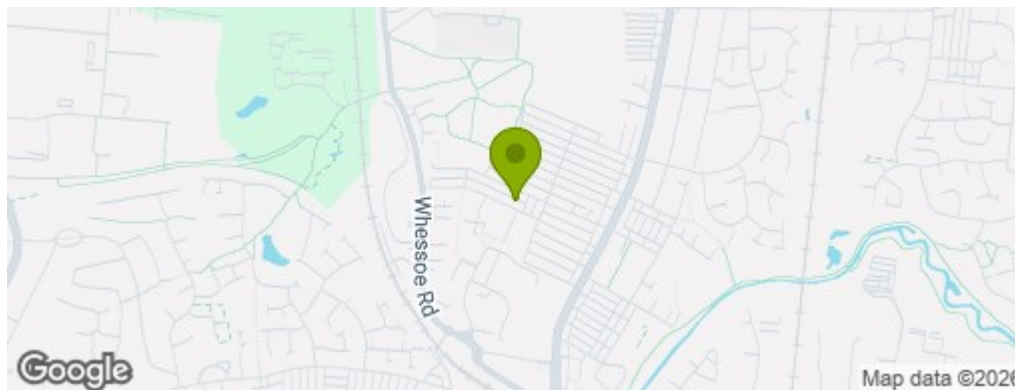
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### Disclaimer

\*\*Photos taken prior to tenancy



TOTAL FLOOR AREA: 781 sq ft (72.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 3.0.0.0



## Property Information

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