



**Barron Street
Darlington, DL3 6RA**

£95,000

Gao
GetAnOffer



MAIN FEATURES:

- **Mid Terrace House**
- **Fitted Kitchen**
- **Lounge & Separate Dining Room**
- **Ground Floor Bathroom/WC**
- **Two First Floor Double Bedrooms**
- **Landlords Only - Paying Tenant in Situ**

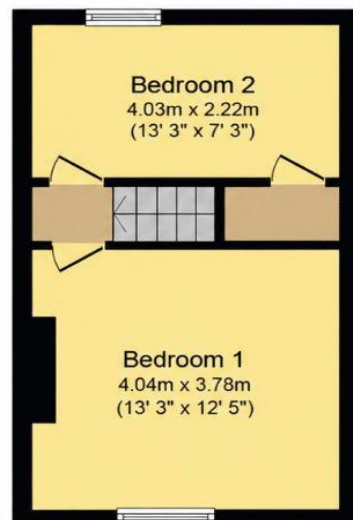
An excellent opportunity for landlords to acquire a well-proportioned two-bedroom mid-terrace property on Barron Street, Darlington, offered for sale with a paying tenant already in situ, providing rental income from completion. The accommodation is arranged over two floors and offers practical, spacious living. On the ground floor, the property features a comfortable lounge, a separate dining room offering versatile additional living space, and a fitted kitchen. A convenient ground-floor bathroom/WC completes the downstairs accommodation. To the first floor are two generously sized double bedrooms, making the property well suited to the existing rental market.

Barron Street is conveniently positioned for access to Darlington town centre, where a wide selection of shops, supermarkets, cafés, restaurants and leisure facilities can be found. The area also benefits from good local transport connections, with Darlington railway station providing rail services to destinations across the region and beyond. Road links offer convenient access to surrounding employment areas and neighbouring towns.

With an established tenant already in occupation, this property presents an attractive opportunity for landlords seeking to add a tenanted residential property to their portfolio. Viewing is recommended. Please contact us for further tenancy and investment information.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

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