



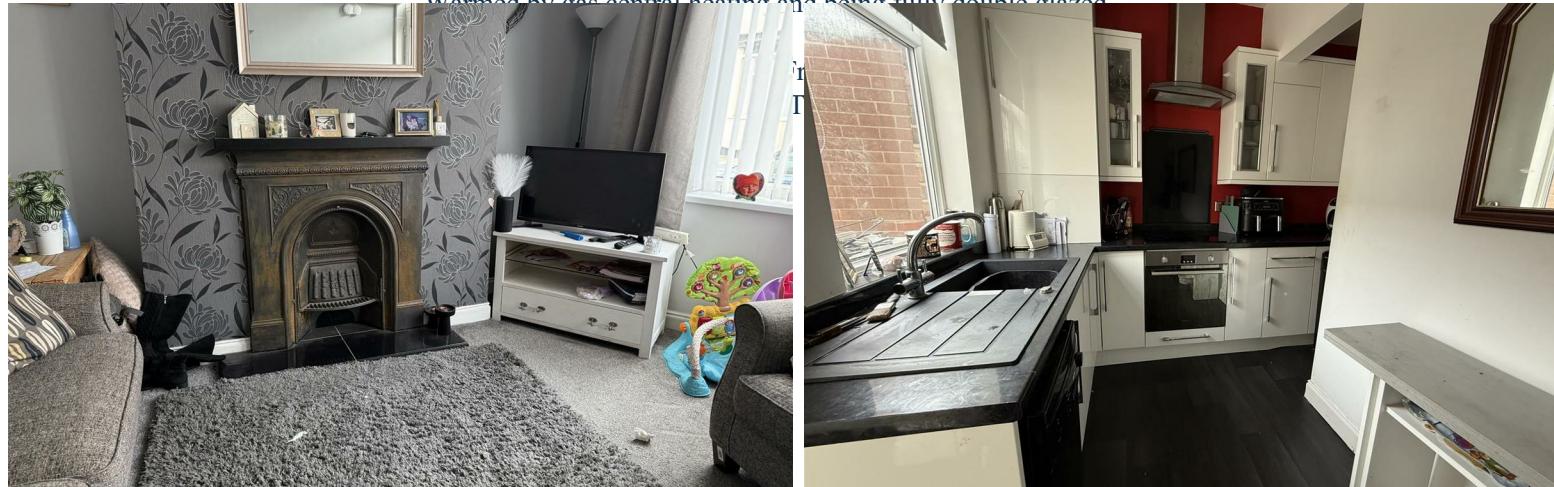
28 WILSON STREET, DARLINGTON, DL3 6QZ

Offers In The Region Of £80,000

Attention landlords, this property is offered for sale with a tenant in situ paying £625.00 per calendar month. The property is an ideal investment opportunity given the location in the popular Denes area of Darlington and having an upgraded kitchen and bathroom. There are also two double bedrooms.

Wilson Street is ideally placed for the local shops, schools and amenities of the area. There are regular bus services and excellent transport links to the town centre and beyond.

Warmed by gas central heating and being fully double glazed.



ENTRANCE

The entrance door opens into the lounge.

LOUNGE

14'0" x 13'0" (4.28 x 3.98)

A sizeable reception room with a walk in bay window to the front aspect and an attractive cast fire surround to the chimney breast. A door leads from the lounge to the staircase and on through to the kitchen.

KITCHEN

13'9" x 9'10" (4.20 x 3.02)

Well planned and fitted with a range of white gloss cabinets with an integrated electric oven and hob and there is also plumbing for an automatic washing machine. The room has a window to the rear aspect and an under stairs recess for storage. A door from the kitchen leads to a rear hallway.

REAR HALLWAY

With a door to the courtyard and access to the bathroom/wc.

BATHROOM/WC

Comprising a modern white suite with P shape shower bath with mains fed shower. There is a pedestal handbasin and WC. The room has been finished in ceramics and has a window to the side.

FIRST FLOOR

LANDING

Leading to both bedrooms.

BEDROOM ONE

14'0" x 11'8" (4.28 x 3.56)

Bedroom one is a generous double bedroom overlooking the front aspect and having fitted sliding mirrored wardrobes.

BEDROOM TWO

13'9" x 6'4" (4.20 x 1.95)

A second double bedroom with built in storage cupboard and this time overlooking the rear aspect.

EXTERNALLY

There is an enclosed courtyard to the rear with a gate to the rear service lane.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

