

**** ATTENTION ALL INVESTORS *** SOLD WITH A LONG TERM SITTING TENANT *** PRICED TO SELL ****
**** TWO DOUBLE BEDROOMS *** TWO RECEPTION ROOMS ****

Located in the ever popular Eastbourne area of Darlington, this property will make an ideal purchase for a first time investor or those looking to add to their portfolio. It is being sold with a sitting tenant who has called this home for the past 8 years. There is uPVC double glazing, gas central heating, CP12 and EICR. Current rent £360pcm.

GROUND FLOOR

Useful entrance vestibule, lounge with fitted fireplace, separate dining room ideal for entertaining. Good sized kitchen providing a range of units, laminate work surface, sink unit, cooker point and plumbing for an automatic washing machine. Off the kitchen is a rear lobby and ground floor bathroom with white sweet comprising panel bath with overhead shower, wash hand basin, w.c. and a cupboard housing the Combi boiler.

FIRST FLOOR

Landing opening to two sizeable double bedrooms.

EXTERNALLY

Enclosed yard to rear.

Please Note - Council Tax Band A - freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Dickinson Street, Darlington, DL1 4EQ

2 Bed - House - Mid Terrace

O.I.R.O £60,000

EPC Rating

COUNCIL TAX BAND A

TENURE Freehold



Dickinson Street, Darlington, DL1 4EQ

LOUNGE

11'1" x 13'5" (3.4 x 4.11)

DINING ROOM

13'2" x 11'1" (4.02 x 3.4)

KITCHEN

5'8" x 10'10" (1.74 x 3.32)

BATHROOM

8'2" x 5'10" (2.5 x 1.79)

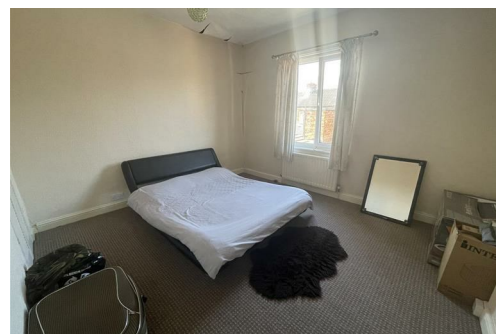
MASTER BEDROOM

14'5" x 11'3" (4.41 x 3.43)

BEDROOM 2

13'5" x 11'4" (4.11 x 3.46)

FRONT EXTERNAL



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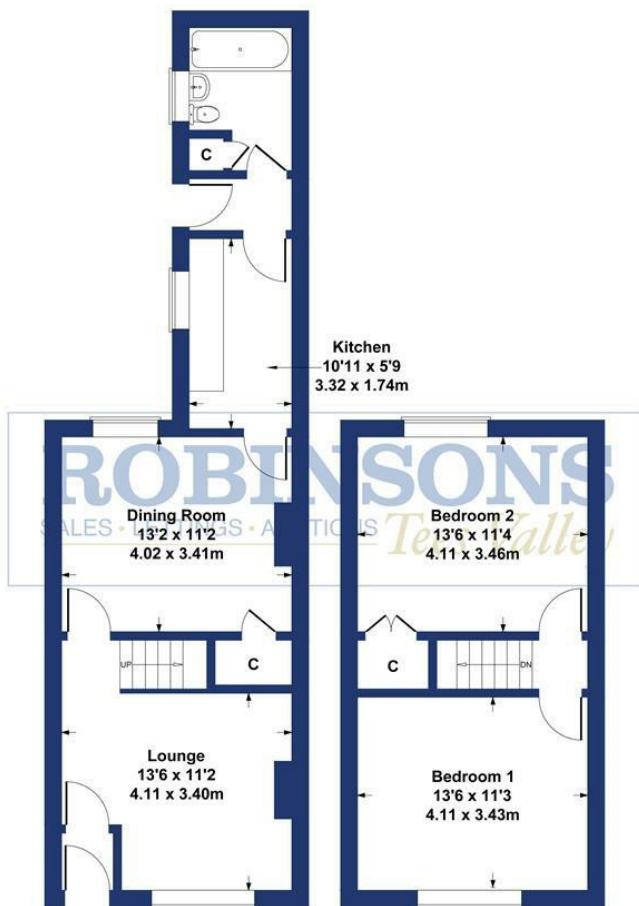
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

www.smith-and-friends.co.uk

Dickinson Street, Darlington DL1 4EQ

Approximate Gross Internal Area

829 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		53	72
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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