



\*\*\* STARTING BID £29,999 PLUS RESERVATION FEE \*\*\*

\*\* ATTENTION ALL INVESTORS \*\* \*\* SOLD WITH A LONG TERM SITTING TENANT \*\*  
 \*\* POPULAR WHINFIELD AREA \*\*\*\* TWO DOUBLE BEDROOMS \*\*

Located in the extremely popular Whinfield area of Darlington, which lies within walking distance of the Asda supermarket and local doctors and pharmacy. This would make an ideal purchase for a first time investor and those looking to add to their portfolio. It is being sold with a sitting tenant who has called this home for the past 9 years. There is uPVC double glazed windows and electric storage heating. Current rent £395pcm.

In brief, the accommodation comprise of its own front door, leading to the entrance lobby on the ground floor. Stairs to the first floor landing with a large walk-in cupboard and a second cupboard housing the domestic hot water cylinder. There is a spacious lounge which also allows for dining, fitted kitchen, providing a range of units, laminate work surface, stainless steel sink unit with mixer tap, electric cooker point. Two excellent sized bedrooms, the master

**Oronsay Walk, Darlington, DL1 3QQ**

**2 Bedroom - Flat**

**Guide Price £29,999**

**EPC Rating: D**

**Tenure: Leasehold**

**Council Tax Band: A**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS



Oronsay Walk, Darlington, DL1 3QQ

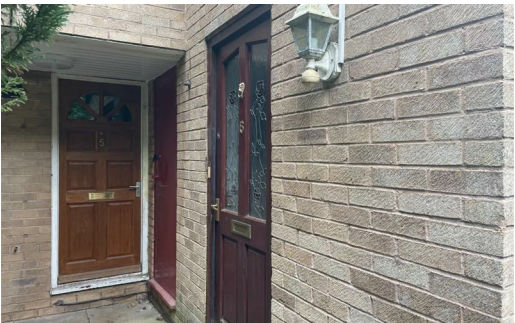
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Approximate Gross Internal Area  
646 sq ft - 60 sq m



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 or their agent.



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		