Langdales
Professional Estate & Letting Agents

Dickinson Street, Darlington DL1 4EQ

Asking Price: **£74,950** EPC Rating: **D**

We are delighted to market for sale this well-presented TWO BEDROOM terraced property located within the popular Eastbourne area of Darlington and available to purchase WITH TENANT IN SITU paying an annual rent of £6,600. The property has enjoyed recent improvements such as newly installed central heating boiler in February 2025, recently fitted bathroom suite and new flooring throughout and is perfectly suited to both the First Time Landlord looking for their first investment opportunity or seasoned Landlord alike looking to add a secure and reliable property to their existing portfolio. Internal viewing is highly advisable to appreciate accommodation set over two floors comprising of: Entrance Vestibule, Lounge, Kitchen / Dining Room with integrated cooking appliances, Rear Hall and contemporary Bathroom to the Ground Floor. To the First Floor are Two Bedrooms. Externally there is an Enclosed Yard to the Rear with gated access.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

ENTRANCE VESTIBULE With double glazed entry door to the front elevation and decorated with colour washed wall coverings and carpet floor covering.

LOUNGE With double glazed window to the front elevation, single panel heating radiator, built in storage cupboard and stairs to first floor accommodation. Decorated with colour washed wall coverings and carpet floor covering.

KITCHEN / DINING ROOM With double glazed window to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminated working surfaces incorporating stainless steel drainer sink unit with mixer tap, integrated electric oven and hob with stainless steel canopy style extractor, plumbing for automatic washing machine, double panel heating radiator and under stairs storage cupboard. Decorated with part tiled and colour washed wall coverings and cushioned floor covering.

REAR HALL With double glazed entry door to the side elevation and decorated with colour washed wall coverings and cushioned floor covering.

BATHROOM With frosted double glazed window to the side elevation, fitted with a suite comprising of panelled bath with glass shower screen and shower head mixer tap, push button wc and wash hand basin and convector style heating radiator. Decorated with part tiled walls and colour washed walls and cushioned floor covering.

FIRST FLOOR

LANDING With double glazed window to the rear elevation and access to loft space. Decorated with colour washed wall coverings and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, single panel heating radiator and built in wardrobe. Decorated with colour washed wall coverings and carpet floor covering.

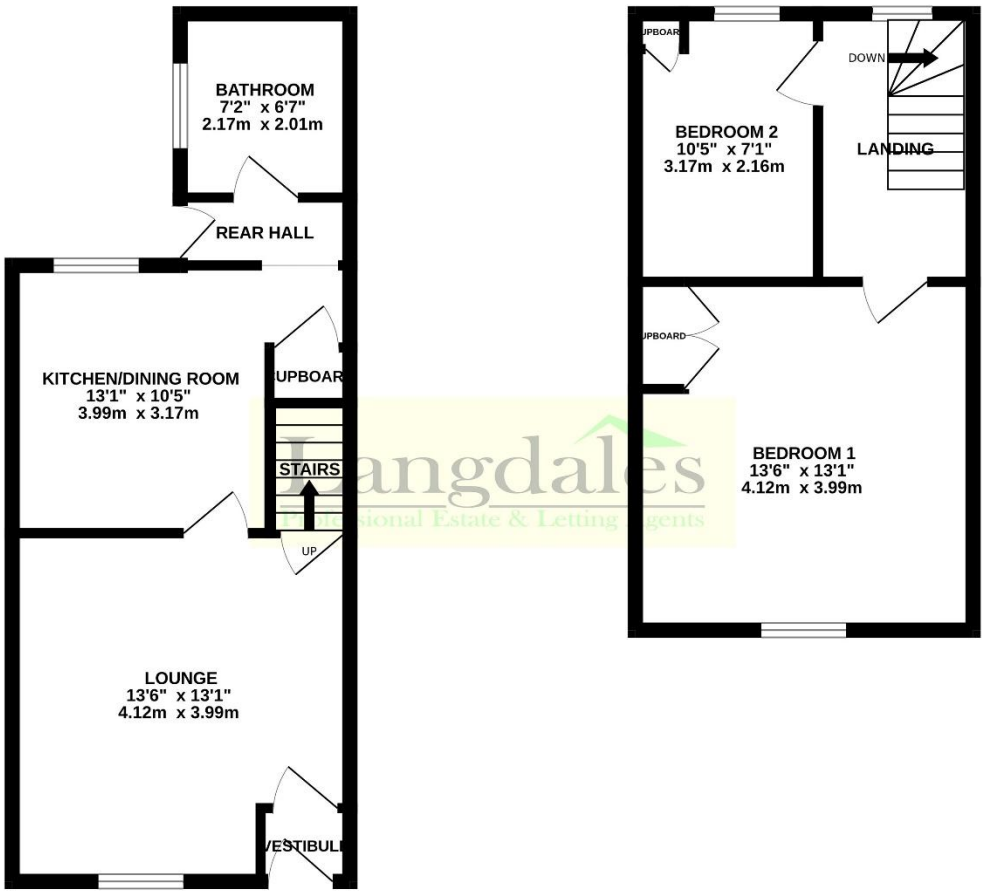
BEDROOM TWO With double glazed window to the rear elevation, single panel heating radiator and built in storage cupboard housing central heating boiler that was installed in February 2025. Decorated with colour washed wall coverings and carpet floor covering.

EXTERNAL

To the rear of the property is an enclosed yard with gated access.

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

COUNCIL TAX BAND A

TENURE FREEHOLD

These particulars should not be relied upon as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate and provided for guidance purposes only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. Services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested and if in any form of doubt purchasers should seek professional advice to ensure satisfaction. The vendor does not give and neither Langdales Estate & Lettings Agents nor any person employed as an agent for Langdales Estate & Letting Agents has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property. These particulars, including photography were prepared by Langdales Estate & Letting Agents in accordance with the sellers instructions.