

Cumberland Street, Darlington, DL3 0LX
Offers in the region of £75,000

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'The Art of Property'



Cumberland Street, Darlington, DL3 0LX

Offers in the region of £75,000

Council Tax Band: A

A property that offers a fantastic investment opportunity which has recently undergone a extensive programme of redecoration with some new carpets. Brought to the market with no onward chain and boasts two reception rooms, two double bedrooms, and a well appointed kitchen & bathroom. Situated in a convenient location, this property is perfect for those looking to make a smart investment in today's market. It benefits from uPVC double glazing and gas central heating via a Alpha combi boiler which was newly fitted January 2024.

Viewings recommended to appreciate this deceptively spacious property, offering a fantastic investment opportunity.

Ground floor

Entrance vestibule. lounge to the front, separate dining room perfect for entertaining. Good size kitchen with a good range of units leading through to rear lobby and ground floor bathroom with white suite.

First floor

Small landing opening to the bedrooms both considered a good size, the principal bedroom situated to the rear of the property housing the boiler, the second bedroom to the front with a generous built-in cupboard.

Externally

Enclosed yard.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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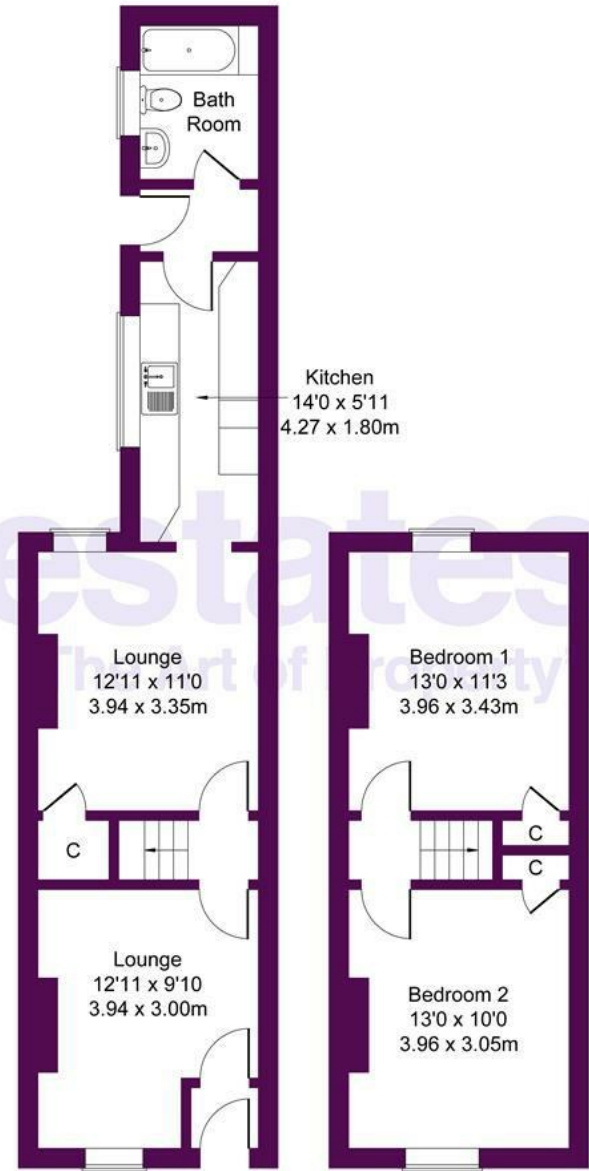
week!

Disclaimer:

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Cumberland Street
Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC