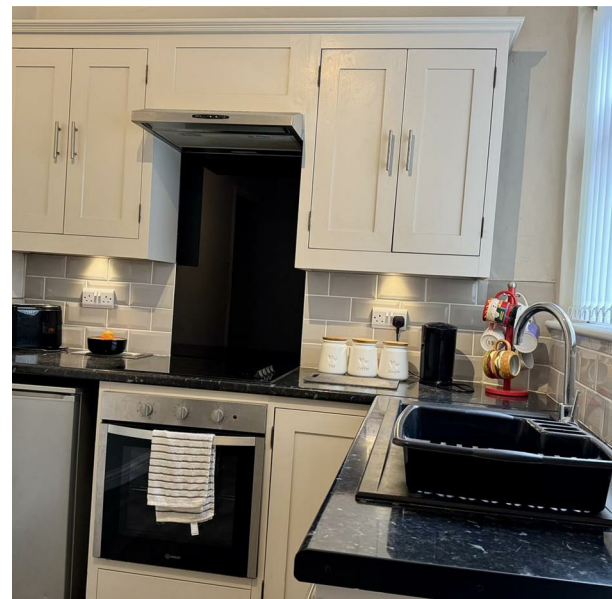


Chandos Street, Darlington, DL3 6QU
Offers in the region of £75,000



Chandos Street, Darlington, DL3 6QU
Offers in the region of £75,000
Council Tax Band: A

**** SOLD WITH A 'Long-term' SITTING TENANT ****

Located in the popular Denes area of Darlington, this mid-terrace house presents an excellent investment opportunity. The property boasts comfortable accommodation, making it an ideal choice for those seeking a rental investment.

The house is nicely presented throughout, featuring UPVC double glazing and Gas central heating via a 'Combi' boiler. With the added benefit of a sitting tenant who has made this property their home for a number of years, you can enjoy immediate rental income without the hassle of finding new occupants. Furthermore, the property comes with an EPC rating D, an up-to-date Electrical Installation Condition Reports (EICR) and a current Gas Safety Certificate (CP12), ensuring peace of mind for any prospective buyer.

This delightful home is not only a sound investment but also a welcoming space that has been well cared for. With its popular location in Darlington, it offers easy access to local amenities and transport links, making it a desirable choice for future tenants. Don't miss the chance to acquire this well-priced property that combines convenience, and an immediate income stream.

Ground floor
Entrance, straight into the lounge leading to the dining kitchen. Spacious fitted kitchen providing a good range of units, electric ceramic hob, extractor and single oven. To the rear of the ground floor is a useful rear lobby and good size bathroom with white suite.

First floor
Landing opening to the two double bedrooms.

Externally
Enclosed yard to rear perfect for those warmer months.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft to be considered guide only.

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Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Lounge
13'1" x 12'4" (4.00 x 3.77)

Dining Kitchen
13'1" x 7'5" (4.00 x 2.28)

Rear Lobby

Bathroom
8'1" x 6'7" (2.47 x 2.02)

First floor landing

Principal Bedroom
13'1" x 12'4" (4.00 x 3.77)

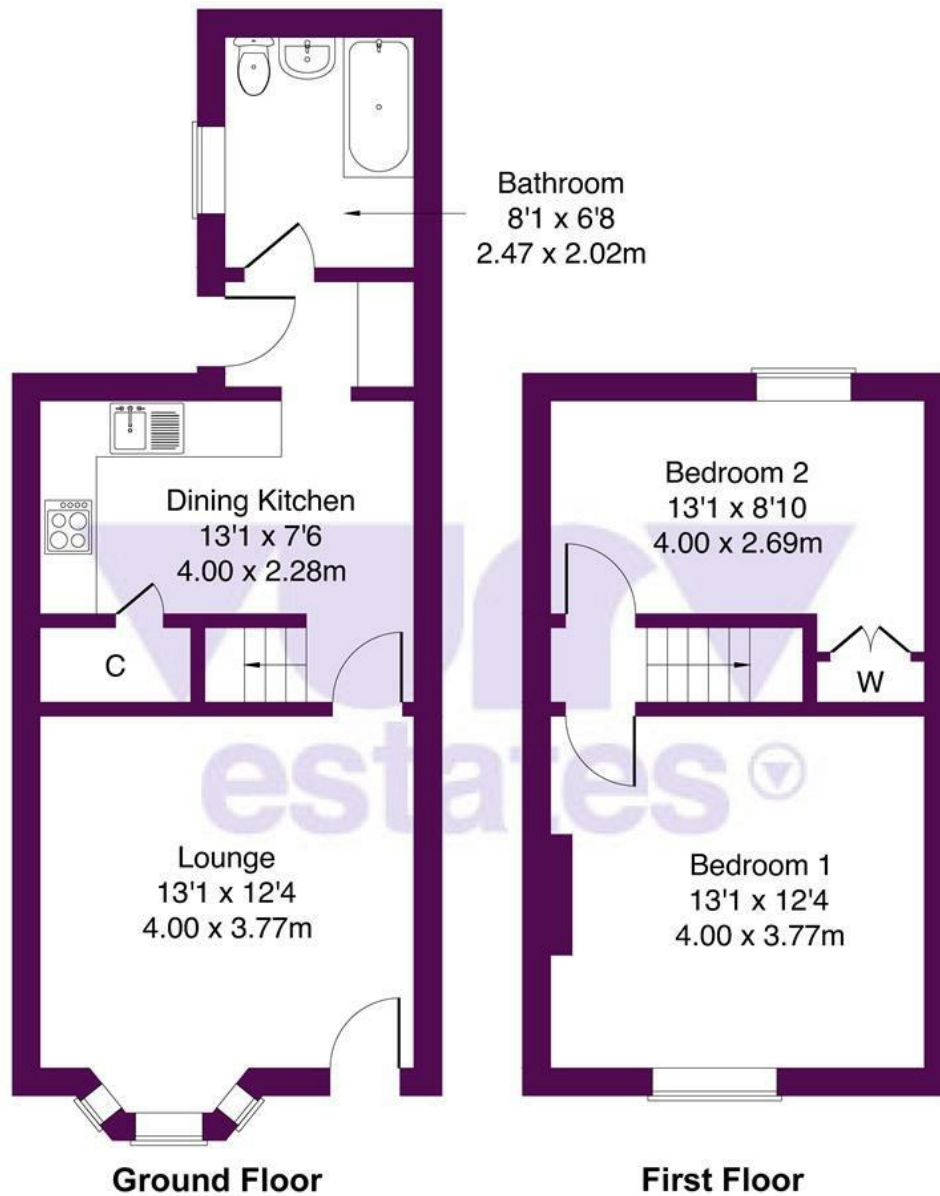
Second Bedroom
13'1" x 8'9" (4.00 x 2.69)

Rear Yard



Chandos Street, Darlington, DL3 6QU

Approximate Gross Internal Area: (710 sq ft - 66 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			87
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	