Grasmere Road, Darlington, DL1 4BQ
Offers in excess of £80,000

estates
'The Art of Property'

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Offers in excess of £80,000
Council Tax Band: A

** SOLD WITH A SITTING TENANT **
Located in the popular Eastbourne 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 tenant is in 'full-time' employment, currently paying £625pcm.

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, 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 poplular 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 vestibule, lounge and dining kitchen. Spacious fitted kitchen providing a good range of units, breakfast bar, electric ceramic hob, extractor and single oven.

First Floor
Landing opening to the two bedrooms, the master of particular size and a bathroom with white suite.

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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Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

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

Entrance Vestibule

Lounge
13'11" x 12'7" (4.25 x 3.86)

Dining Kitchen
13'11" x 7'11" (4.25 x 2.43)

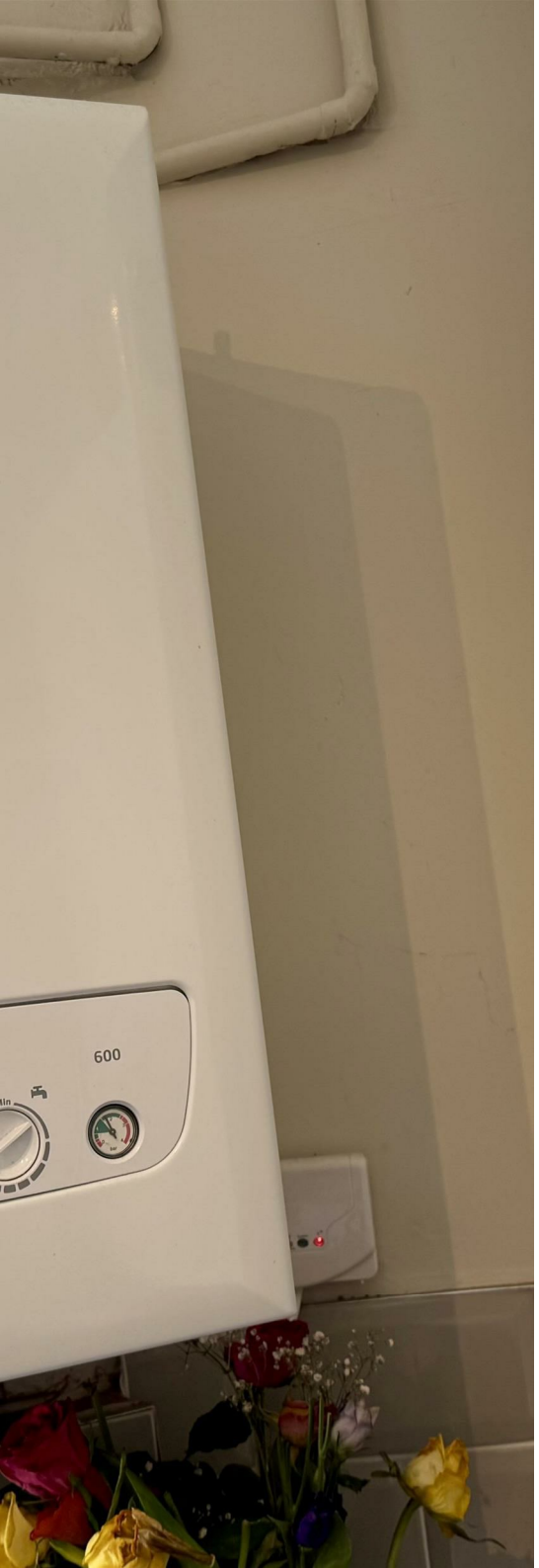
First floor landing

Principal Bedroom
13'11" x 9'6" (4.25 x 2.92)

Second Bedroom
7'2" x 14'6" max (2.20 x 4.42 max)

Bathroom
6'6" x 8'10" (2.00 x 2.70)

Rear Yard



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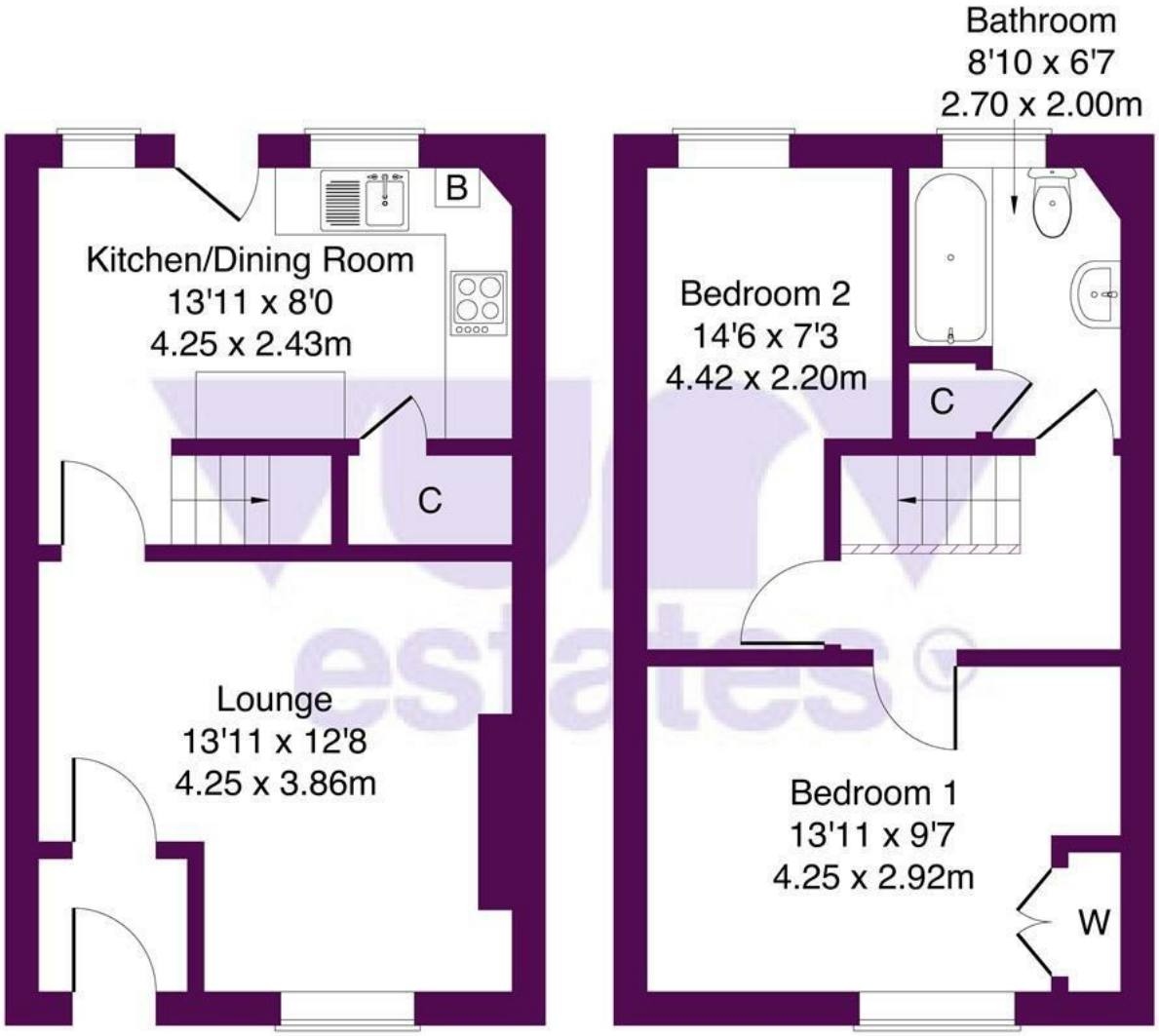
Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2025

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