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Brougham Street  
Darlington, DL3 0NB  
**Price £65,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

INVESTMENT OPPOTUNITY SOLD WITH A SITTING TENANT. Brougham Street is a competitively priced two bedroomed mid-terraced property, which presents an excellent opportunity for investors looking to increase there portfolio.

The property features two reception rooms, ground floor bathroom/WC and benefits from gas central heating and double glazing. Externally having enclosed rear courtyard.

Brougham Street is ideally situated, providing easy access to a variety of local amenities, ensuring that everything you need is just a short stroll away. This older-style home, currently occupied by a sitting tenant, is a fantastic investment opportunity, allowing you to generate rental income from day one.

A prime location, making it a desirable choice for those looking to enter the property market or expand their investment portfolio.

- COMPETITIVELY PRICED TWO BEDROOMED MID-TERRACED PROPERTY
- POPULAR LOCATION
- SOLD WITH A SITTING TENANT
- COUNCIL TAX BANDING A
- TWO GOOD SIZED RECEPTION ROOMS
- EASY ACCESS TO SHOPS,SCHOOLS AND BUS ROUTES
- INVESTMENT OPPOTUNITY
- GAS CENTRAL HEATING & DOUBLE GLAZING

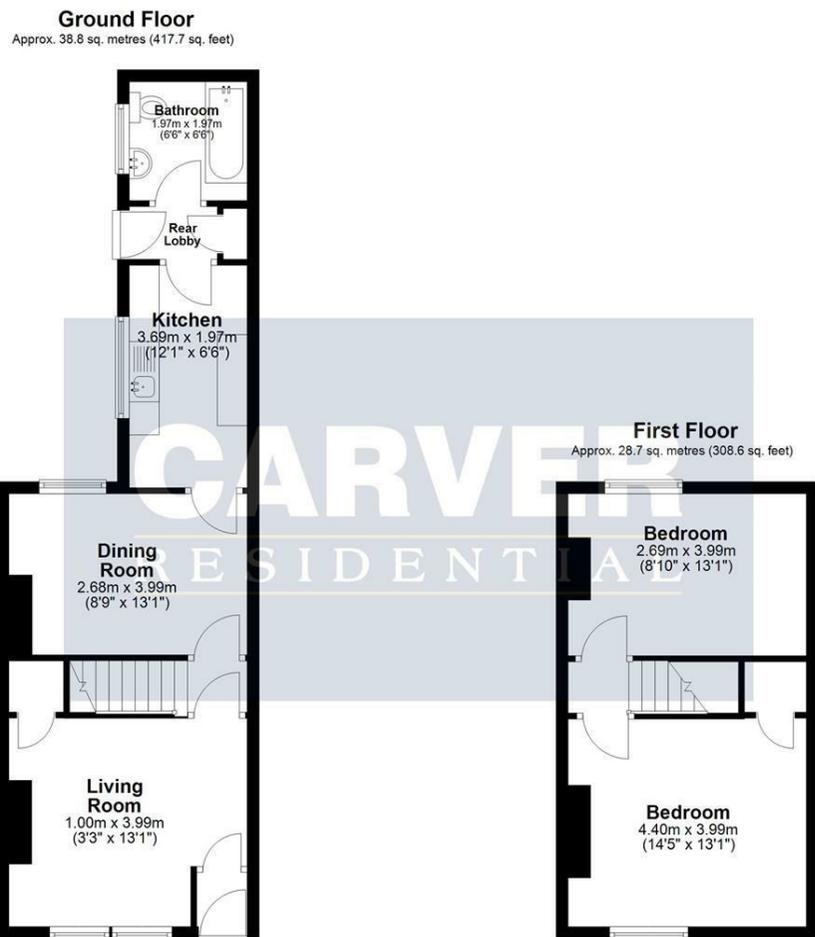
#### **GENERAL INFORMATION**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)  
12 Brougham Street, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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