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

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

This competitively priced two-bedroom mid-terraced home presents an excellent opportunity for the investor, currently sold with a sitting tenant, this property is ideal for those looking to expand their rental portfolio.

Conveniently located, this residence offers easy access to the A1M motorway, making commuting a breeze. Additionally, it is just a short drive or bus ride away from Darlington town centre, where you can enjoy a variety of shops, restaurants, and local amenities.

This property is not only a sound investment but also a delightful place to call home. With its attractive features and prime location, it is sure to appeal to a wide range of investors.

- COMPETETIVELY PRICED
- SOLD WITH A SITTING TENANT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LOCATED OFF NORTH ROAD
- GREAT INVESTMENT OPPOTUNITY
- TWO BEDROOMED MID-TERRACED PROPERTY
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- EASY ACCESS TO THE TOWN CENTRE

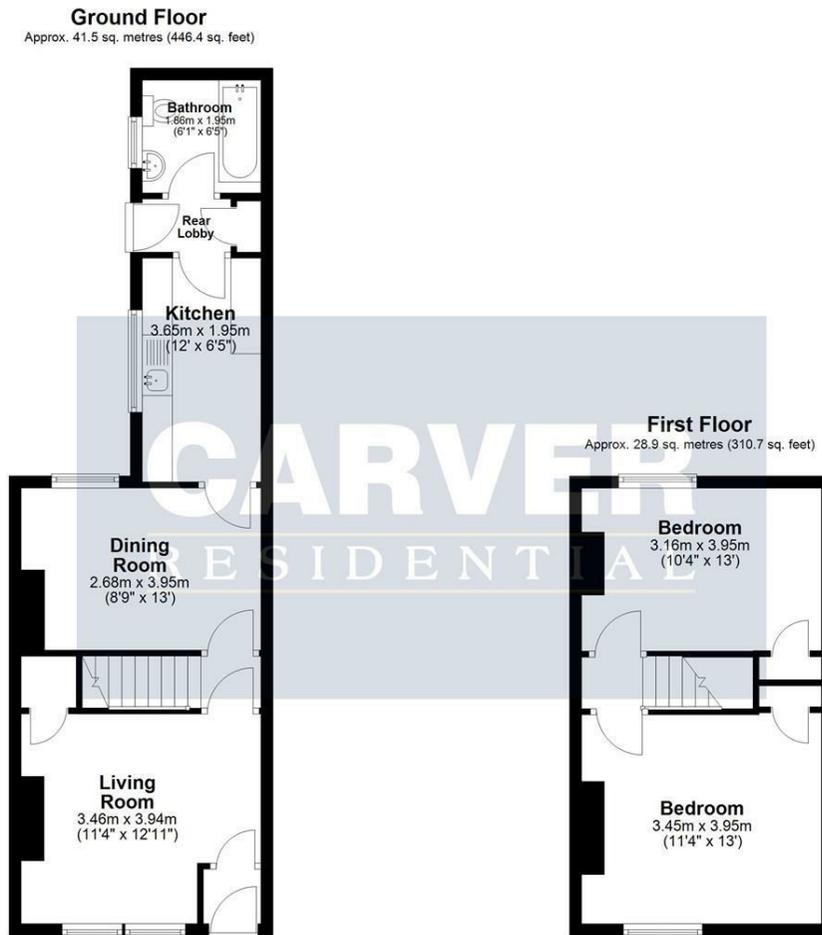
#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



Total area: approx. 70.3 sq. metres (757.1 sq. feet)  
32 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>		58	
(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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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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