



**Eastmount Road**

Darlington DL1 1LE

**£90,000**







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# Eastmount Road

Darlington DL1 1LE



- Two Bedroom Terraced Property
- Council Tax Band A

- Within Walking Distance to Town Centre
- Epc Rating D

- Ideal Investment

\*\*\*Sold with a longstanding sitting Tenant - Currently paying £600 pcm\*\*\*

East Mount Road in the lively town of Darlington, this delightful two-bedroom terraced house presents an excellent opportunity for investors. The property which has recently been refurbished to include, new bathroom suite, new carpets and flooring, new loft insulation, new front door and back bay window, boasts two reception rooms, perfect for relaxing or entertaining guests, and two comfortable bedrooms.

The location is particularly advantageous, as it is situated close to the town centre, offering easy access to a variety of shops, restaurants, and local amenities. This proximity ensures that residents can enjoy the vibrant lifestyle that Darlington has to offer, while still benefiting from the tranquillity of a residential area.

The house is an ideal investment, whether you are looking to enter the property market or expand your portfolio. With it being newly decorated inside and out along with the comfort of Gas central heating this terraced home is sure to attract interest.

Do not miss the chance to view this property and discover its potential for yourself.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge

12'6 x 11'7 (3.81m x 3.53m)

Upvc double glazed bay window to front, electric fire with surround, radiator and access to kitchen.

## Reception Room Two

14'11 x 9'8 (4.55m x 2.95m)

Upvc double glazed box window to rear, two storage cupboards and radiator.

## Kitchen

14'5 x 12 (4.39m x 3.66m)

Upvc double glazed window to rear, fitted with wall, base and drawer units,

stainless steel sink with mixer tap. Four ring ceramic hob with extractor over and electric oven. There is space for a fridge freezer and washing machine. Staircase to lounge, radiator, tiled floor and Upvc door to rear. There is a storage cupboard housing the Boiler.

## First Floor Landing

### Bedroom One

14'11 x 9'6 (4.55m x 2.90m)

Upvc double glazed window to rear, original fireplace and radiator.

### Bedroom Two

14'11 x 10'2 (4.55m x 3.10m)

Upvc double glazed window to front, original fireplace and radiator.

## Bathroom

Fitted bath with shower over and screen, w.c, wash hand basin, heated towel rail, part tiled walls and access to loft.

## Externally

To the rear there is a patio area with stone outhouse.

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

43 Mbps

Satellite / Fibre TV Availability

BT

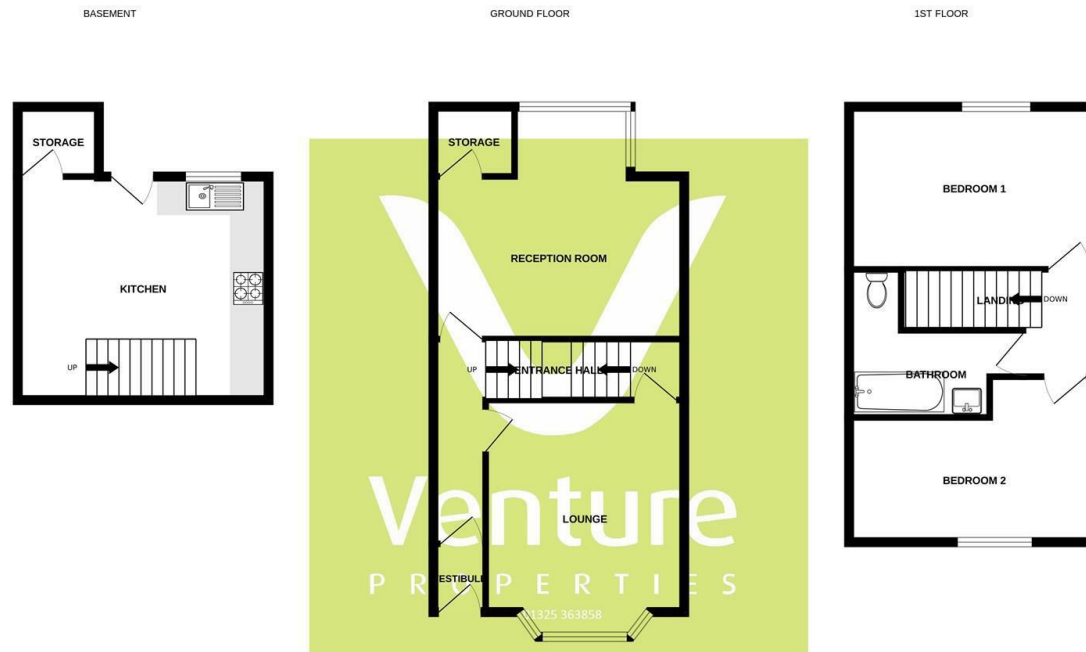
Sky

## Tenure

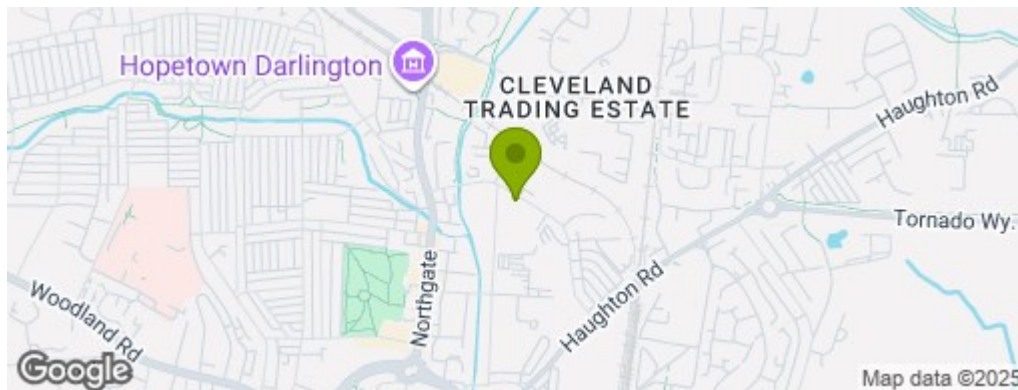
Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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