



**Eastmount Road**

Darlington DL1 1JZ

**£120,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Eastmount Road

## Darlington DL1 1JZ



- Two Self Contained Apartments
  - Ideal Investment Opportunity
  - Epc Rating Flat 2 tbc
- Haughton Area of Darlington
  - Council Tax Band A
  - Excellent Transport and Travel Links
- Close to Town Centre
  - Epc Rating Flat 1 tbc

Located on Eastmount Road, this exceptional property presents a unique opportunity for discerning investors. Comprising two self-contained flats, this freehold property is an ideal choice for those seeking a long-term investment with reliable tenants already in place.

The flats are designed to accommodate a variety of living arrangements. The one-bedroom flat generates a rental income of £350 per calendar month, while the two-bedroom flat brings in £355 per calendar month, ensuring a steady cash flow for the astute buyer.

Conveniently located close to the town centre and Darlington College, this property benefits from easy access to local amenities, shops, and educational institutions, making it an attractive option for potential tenants. The absence of an onward chain simplifies the purchasing process, allowing for a swift transition into ownership.

With its long-term tenants in situ, this property not only offers immediate rental income but also presents significant investment potential for the future. Whether you are a seasoned investor or a first-time buyer looking to enter the property market, this apartment on Eastmount Road is a compelling opportunity that should not be overlooked.

### Communal Entrance

Stairs to first floor flat.

### Flat 1

**Lounge**  
127 x 111 (3.84m x 3.38m)  
Upvc double glazed window to rear, under stairs storage cupboard, radiator and laminate flooring.

**Kitchen**  
10'4 x 7'5 (3.15m x 2.26m)  
Upvc double glazed window to rear, fitted with wall, base and drawer units and contrasting worktops with stainless steel splashbacks. Stainless steel sink with mixer tap, gas hob with oven, wall mounted boiler laminate tile effect flooring and radiator.

### Rear Lobby

**Bedroom**  
15'4 x 11'0 (4.67m x 3.35m)  
Double glazed window to front, storage cupboard and radiator.

**Bathroom**  
Fitted panelled bath with shower over and wall mounted glass shower screen, w.c, wash hand basin, radiator, part tiled walls and tiled floor.

### Flat 2

**Lounge/Kitchen**  
12'8 x 14'11 (3.86m x 4.55m)  
Two double glazed windows to front, wall mounted storage heater open plan to kitchen. To the kitchen area there are wall, base and drawer units with contrasting work tops. Stainless steel sink with mixer tap, Integrated electric hob with extractor over, oven and stainless steel splashback Walk in storage cupboard.

**Bedroom One**  
12'8 x 8'8 (3.86m x 2.64m)  
Window to rear and wall mounted storage heater.

### Bedroom one

**Bedroom Two**  
7'7 x 7'6 (2.31m x 2.29m)  
Window to rear and wall mounted storage heater.

**Bathroom**  
Obscure window to side. Panelled bath with shower over and wall mounted glass screen, w.c, wash hand basin and tile effect laminate floor.

**Externally**  
To the front is a small forecourt and to the rear is an enclosed private shared yard both both flats .

### Tenure

Freehold

**Property Details Flat 1**  
Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area Nb  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.02 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
13 Mbps

Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

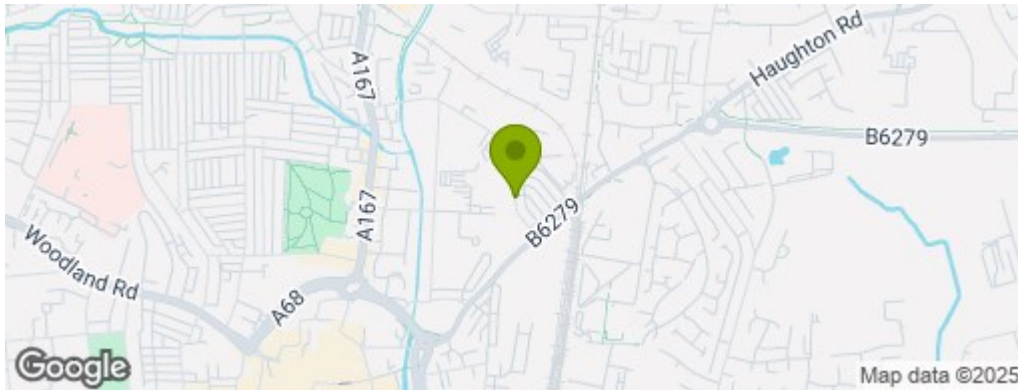
**Property Details Flat 2**  
Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area Nb  
Flood Risk Very low  
Floor Area 656 ft 2 / 61 m 2  
Plot size 0.02 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
13 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

**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.



## Property Information

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