



**Ruby Street**  
Darlington DL3 0EN

Offers In The Region Of £70,000





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.



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.



# Ruby Street

Darlington DL3 0EN



x 2



x 1



x 1

- End of Terrace Two Bedroom Property
- Ideal Investment Opportunity
- Council Tax Band A

- North Road Area of Darlington
- Excellent Travel & Transport Links
- EPC Rating D

- Within Walking Distance to Shops & Schools
- Rear Yard/Parking Space
- Brilliant Yield Potential

On Ruby Street, Darlington, this end-terrace house presents an excellent opportunity for both first-time buyers and savvy investors.

One of the standout features of this property is the rear off-street parking, providing a rare advantage in urban living, where parking can often be a challenge.

Situated in a prime location close to shops and schools, this home offers the potential for a good rental yield, particularly appealing to those looking to expand their portfolio.

In summary, this end-terrace house on Ruby Street offers convenience, and investment potential in one package. Do not miss the chance to make this property your own or to add it to your investment collection.

## Entrance Porch

Wood door to front.

## Lounge

19'09 x 13'01 (6.02m x 3.99m)

Upvc double glazed window to front, fireplace with electric fire, staircase to first floor landing, ceiling fan and radiator.

## Kitchen

14'04 x 7'09 (4.37m x 2.36m)

Upvc double glazed window and door to rear, fitted with wall, base and drawer units, composite sink with mixer tap, four ring gas hob and oven with extractor over. Space for a fridge freezer, washing machine, under stairs storage cupboard, part tiled walls and tiled floor.

## First Floor

### Bedroom One

13'02 x 11'11 (4.01m x 3.63m)

Upvc double glazed window to front, storage cupboard housing boiler and radiator.

### Bedroom Two

6'01 x 16'09 (1.85m x 5.11m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, fitted bath with shower over, low level w.c and wash hand basin. vinyl flooring.

### Externally

To the rear is an enclosed yard laid to concrete, with up and over garage door, giving access to rear lane and providing off street parking. There is also gated side access.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 807 ft 2 / 75 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

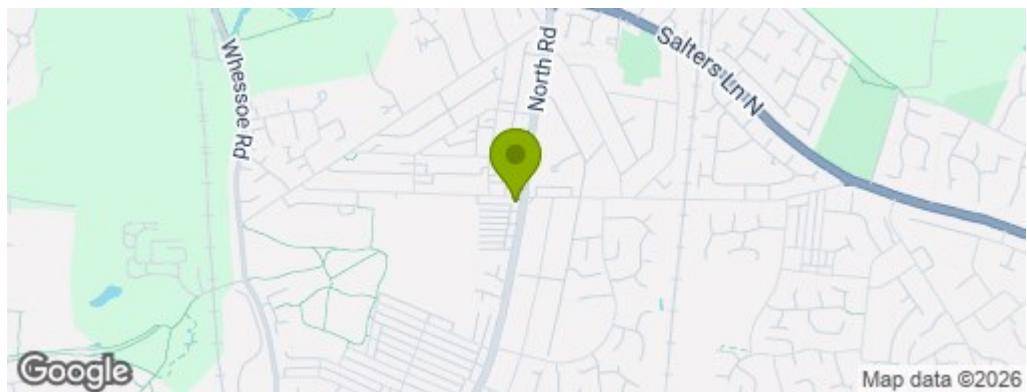
BT

Sky

Virgin

### Notes

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



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)