



Whessoe Road

Darlington DL3 0QZ

Offers Over £75,000





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.

# Whessoe Road

## Darlington DL3 0QZ



- Four Bedsits
- Communal Bathroom & Shower Room
- EPC Rating D

- Three Occupied at the Moment
- Ideal On Going Business Concern
- Gas Central Heating

- Communal Kitchen
- Council Tax Band A
- Viewing Recommended

Venture Properties offer this unique opportunity to purchase these four bedsits, two of which are occupied, in the Rise Carr/Whessoe Road area of Darlington.

Room 1 -

Room 2 - £80 per week rent

Room 3 -

Room 4 - £80 per week rent

The property is warmed by gas central heating and there are communal kitchen and bathroom facilities. The property in our opinion would suit an investor looking to purchase an on going business concern and viewing comes recommended.

### Communal Entrance Hallway

With wooden storm door.

### ROOM 1

15'1 x 13'8 (4.60m x 4.17m)

Two upvc double glazed windows to the front and two radiators.

Kitchen Area: with base units, stainless steel sink unit with mixer tap, space for fridge.

### ROOM 2

14'5 x 11'10 (4.39m x 3.61m)

Upvc double glazed window to the rear and radiator.

Kitchen Area: with sink unit, space for fridge and space for freezer.

### GROUND FLOOR SHOWER ROOM

With walk in shower cubicle, low level wc, wash hand basin.

### Stairs to further Rooms

### ROOM 3

13'9 x 12'7 (4.19m x 3.84m)

Upvc double glazed window to the rear, radiator, double storage cupboard.

### ROOM 4

14'9 x 10'4 (4.50m x 3.15m)

Upvc double glazed window to the front and radiator.

### COMMUNAL KITCHEN

11'4 x 7'11 (3.45m x 2.41m)

Upvc double glazed window to the front. Fitted with a range of base units, space for cooker, space for fridge/freezer, vinyl flooring, part tiled walls and radiator.

### COMMUNAL BATHROOM

Fitted with a suite comprising panelled bath with shower over, low level wc, wash hand basin.

### Externally

There is a courtyard with gated access to rear service lane.

### Storage Space

There is a basement and attic space for storage.

### Council Tax

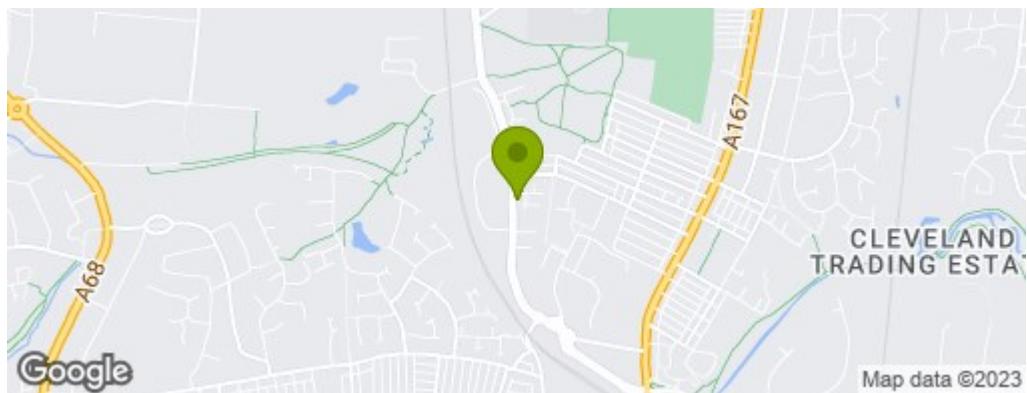
Band A

### Tenure

This property is 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



## Property Information

**01325 363858**

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