



**Middleton Street**

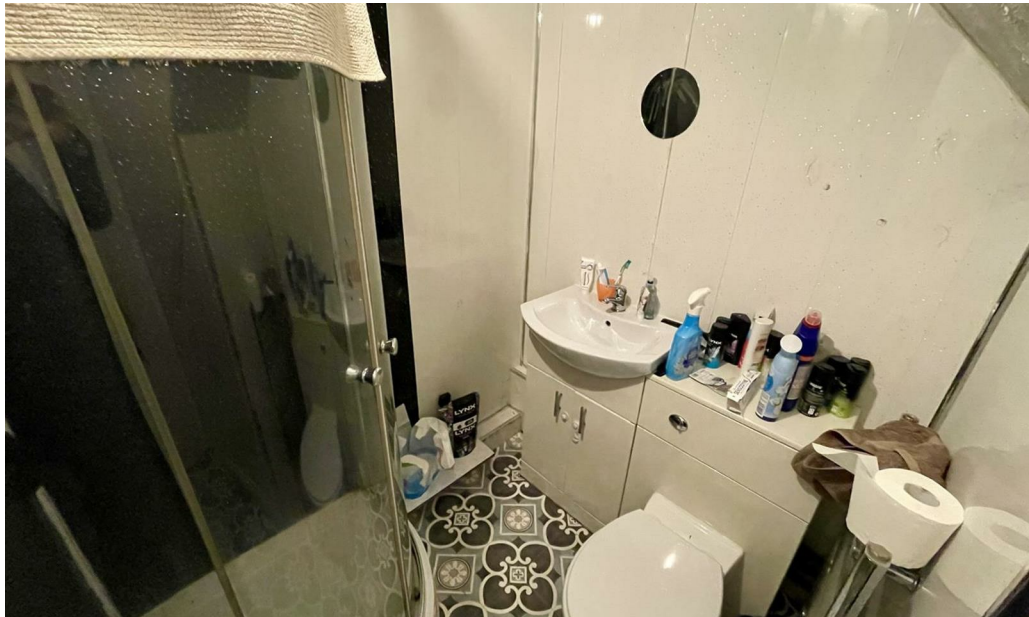
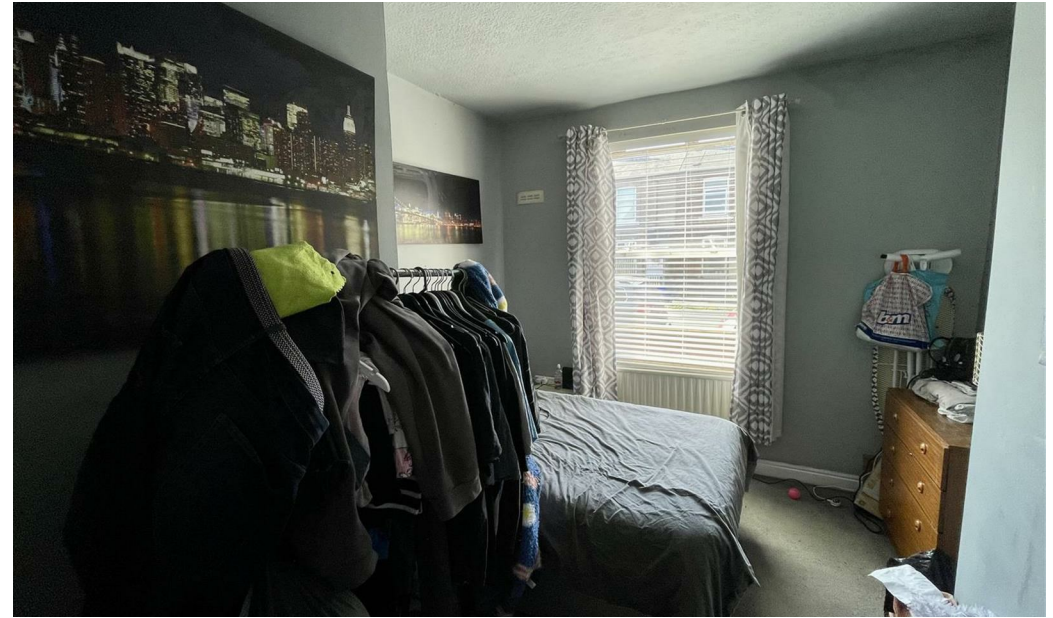
Darlington DL1 1SL

**£85,000**





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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# Middleton Street

Darlington DL1 1SL



- Two Self Contained Flats
- Epc Rating C for both Flats
- Sold With Sitting Tenants

- Handy Town Centre Location
- Council Tax Band A

- Ideal for Transport Links
- Investment Opportunity

\* Sold with two sitting tenants each paying £380 PCM\*

Two self contained flats, each with Lounge, Kitchen, Bedroom and Shower Room.

Located in the busy Town centre Location of Darlington, close to all amenities, transport and travel links.

## Flat One

### Entrance Hall

Door to front and staircase to first floor

### Bedroom One

13'10 x 10'6 (4.22m x 3.20m)

Upvc double glazed window to front and radiator.

### Shower Room

Shower cubicle with w.c, wash hand basin and towel rail.

### Lounge

16'2 x 8'2 (4.93m x 2.49m)

With radiator and French Doors to rear.

### Kitchen

8'6 x 6'9 (2.59m x 2.06m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink and four ring gas hob. There is space for a fridge freezer and washing machine, with radiator.

### Lobby

Upvc door to side.

## Flat Two (First Floor)

### Lounge

12'10 x 11'1 (3.91m x 3.38m)

With radiator and French doors to rear.

### Bedroom One

14'1 x 10'8 (4.29m x 3.25m)

Upvc double glazed window to front and radiator.

### Shower Room

Shower cubicle, w.c, wash hand basin and radiator.

### Kitchen

8'7 x 6'8 (2.62m x 2.03m)

Upvc double glazed window to side, wall base and drawer units.

## Externally

## Tenure

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

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

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

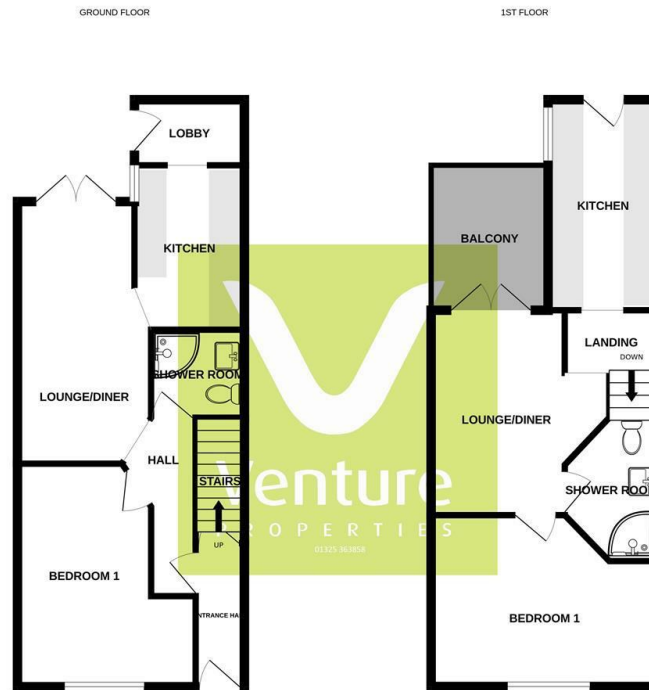
BT

Sky

Virgin

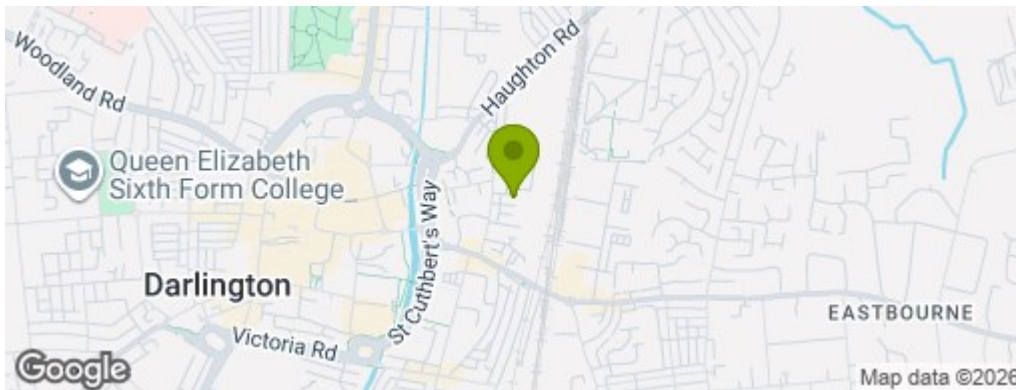
### Note

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. 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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The dimensions, volume and appearance shown here have been based on no guarantee as to their accuracy or efficiency can be given.

## Property Information



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