



This well-maintained terraced house, suitable for both first-time buyers and investors, offers a great investment opportunity. In good condition, this property may require some tender loving care but provides a solid foundation for potential improvements. Boasting two spacious bedrooms, it offers ample living space for comfortable living. The open-plan living area creates a bright and inviting ambiance, perfect for relaxation or entertaining guests. The well-appointed kitchen with modern appliances and ample storage space is a highlight of the property. With the added benefit of a private garden, residents can enjoy outdoor activities or peaceful moments of solitude. Situated in a sought-after location with easy access to amenities, schools, and transport links, this property is available for immediate occupancy. Don't miss out on this fantastic investment opportunity - contact us today to book a viewing. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Asking Price:

**£80,000**

EPC Rating: D

# Branksome Terrace

## Darlington, County Durham, DL3



**Entrance Hall:**

The property is entered through a UPVC double glazed door leading into the entrance porch way.

**Living Room:**

**11'4" x 12'2" (3.45m x 3.7m)**

Warmed by a central heating radiator, incorporating a feature wall and benefiting from a UPVC double glazed window.

**Kitchen:**

**9'5" x 8'5" (2.87m x 2.57m)**

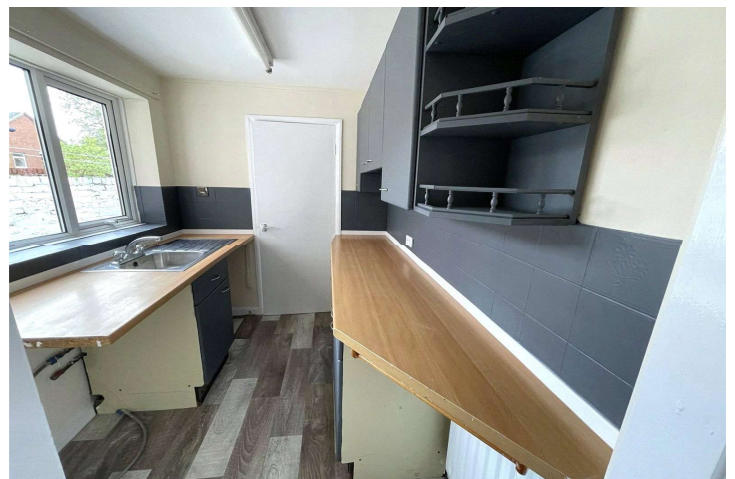
Comprising of a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring a UPVC double glazed window and an integrated electric oven and hob with an over head extractor hood.

**Bathroom:**

**8'6" x 4'11" (2.6m x 1.5m)**

Comprising of, a window overlooking the rear elevation, vinyl flooring and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

**Bedroom One:**



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



**12'2" x 11'7" (3.7m x 3.53m)**

Warmed by a central heating radiator, and benefiting from a UPVC double glazed window.

**Bedroom Two:**

**12' x 8'5" (3.66m x 2.57m)**

Warmed by a central heating radiator, and benefiting from a UPVC double glazed window.

**External:**

Externally there is an enclosed rear yard

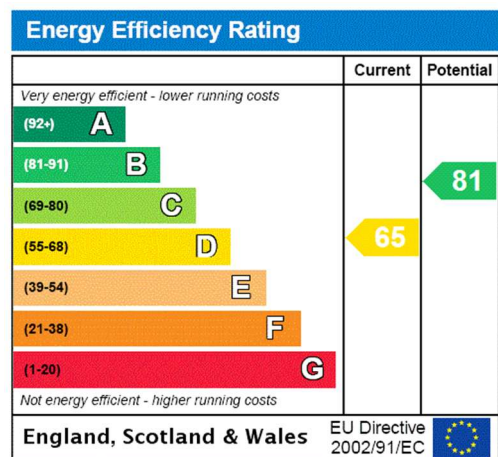
**DISCLAIMER:**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation 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. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.



**MATERIAL INFORMATION:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract