



## 9 Raby Street, Darlington Offers Over £80,000

A superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property. Occupying an extremely pleasing position on Raby Street the property is conveniently placed for Darlington's town centre where there is a good range of local shops, amenities and leisure facilities. This residence offers accommodation over two floors including a welcoming entrance hallway, a beautifully presented lounge, a dining room, contemporary kitchen, two bedrooms and a modern family bathroom. Externally to the rear of the property there is an enclosed yard. This property would suit a number of purchasers including investors looking to achieve attractive rental yields and first time buyers. We recommend viewings at the earliest opportunity to avoid disappointment.



# 9 Raby Street, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property occupying a most pleasing position on Raby Street in Darlington's town centre.

Gas fired central heating

Double glazing throughout

Council Tax band A

Currently tenanted achieving a monthly rental income of £495.00

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## Location

Raby Street is conveniently located within walking distance of Darlington Town centre, where you will find a range of amenities including shops, bars, restaurants and leisure facilities. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading in to a welcoming entrance hallway. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from vinyl flooring.

## Living Room

11'3" x 11'3"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window.

## Dining Room

13'6" x 10'9"

The dining room has a UPVC double glazed window overlooking the rear elevation of the property. Warmed by

a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a cupboard providing useful storage.

## Kitchen

15'8" x 4'0"

The kitchen is fitted with a range of 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, tiled splash backs, an integrated electric oven with a gas hob, plumbing for an automatic washing machine, an under stairs cupboard providing useful storage and a UPVC double glazed window overlooking the side elevation of the property. A door leads out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'3" x 15'7"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from two UPVC double glazed windows.

## Bedroom Two

13'5" x 5'2"

A further bedroom with a UPVC double glazed window overlooking the rear of the property. Warmed by a central heating radiator and decorated in neutral tones incorporating a feature wall.

## Bathroom

10'2" x 4'0"

The bathroom is warmed by a central heating radiator, has vinyl flooring, partially tiled walls and is fitted with a suite comprising of a bath with over head shower, a wash hand basin and a low level WC.

## Externally

Externally there is an enclosed rear yard.

