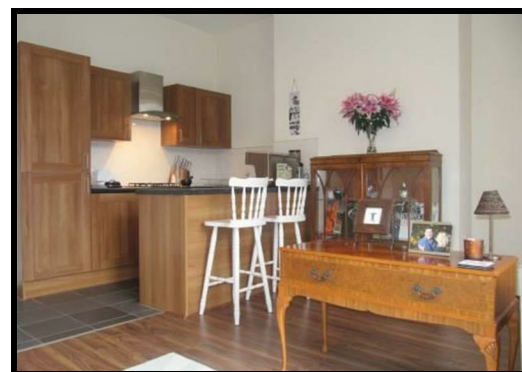
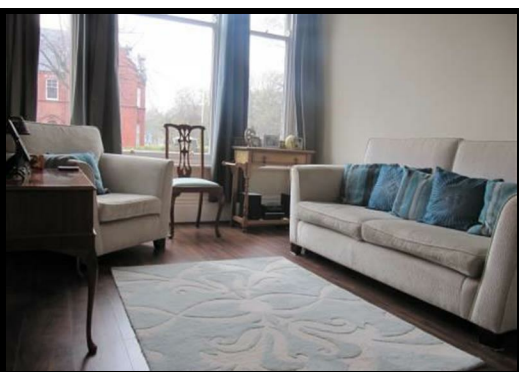




## 71A Stanhope Road South, Darlington Offers Over £385,000

An excellent and most rare opportunity has arisen to purchase a superb and most substantial Freehold investment property comprising of FOUR SELF CONTAINED APARTMENTS. This fantastic period property is situated in the heart of Darlington's highly regarded West End and is within a short walking distance from the town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. Stanhope Road South is also 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. Converted into two self-contained one bed roomed apartments and two self contained two bed roomed apartment and currently producing an annual income of £24,600.00 this property provides a unique investment opportunity. We recommend viewings at the earliest opportunity to avoid disappointment.



# 71A Stanhope Road South, Darlington

## General Remarks

A unique Freehold Investment Opportunity  
A period Property comprising of two One Bedroomed Apartments and Two, Two bedroomed apartments occupying a most pleasing position on Stanhope Road South within the highly desirable west end of Darlington. All of the apartments benefit from gas fired central heating. Currently producing an annual rental income of £24,600.00  
The property benefits from a communal forecourt garden to the front of the property and a communal enclosed yard to the rear.

## Location

This superb investment opportunity occupies an extremely pleasing position on Stanhope Road South within the heart of the desirable west end of Darlington. This stunning residence is superbly positioned within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. For the commuter 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.

## Communal Reception Hallway

This property offers a communal entrance vestibule with inner glazed door to the reception hallway. The hallway is decorated in neutral tones and benefits from flooring fitted with carpets. There is a door leading out to the rear yard. In addition there is a staircase with open spindle and balustrade giving access off to the first and second floors.

## Apartment One

Situated on the ground floor accommodation. This apartment in brief is comprised of a lounge, kitchen, one double bedroom and a shower room. The beautifully appointed lounge is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a large window offering an abundance of natural light and oak effect flooring. The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a number of integrated appliances including an electric oven and hob with over head extractor hood, a washer dryer and a fridge freezer. The double bedroom is warmed by a central heating radiator, is decorated in neutral tones and benefits from a built in wardrobe providing useful storage. There is a stunning shower room which is fitted with a modern suite comprising of a shower cubicle with an electric shower, a wash hand basin, a low level WC and a heated towel rail. This apartment also benefits from an entry intercom system.

## Apartment Two

A two bed roomed apartment providing the height of elegant living incorporating many period features. This superb duplex apartment in brief is comprised of a magnificent master bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a large built in wardrobe providing useful storage and a large window offering fine panoramic views overlooking Stanhope Park. The beautifully appointed lounge is warmed by a central heating radiator is decorated in neutral tones

and benefits from a window and oak style flooring. The kitchen has been finished to an extremely high specification. The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer and benefits from a number of integrated appliances including an electric oven and hob, a washer / dryer and a fridge freezer. The shower room is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator. To the downstairs of the property there is a further double bedroom, warmed by a central heating radiator, decorated in neutral tones and benefiting from a built in wardrobe providing useful storage and a window overlooking the front elevation of the property. This property also benefits from an entry intercom system.

## Apartment Three

Situated on the first floor accommodation. This apartment in brief is comprised of an entrance hallway, a lounge, kitchen, one double bedroom and a shower room. The beautifully appointed lounge is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a window offering an oak effect flooring. The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a number of integrated appliances including an electric oven and hob with over head extractor hood, a washer dryer and a fridge freezer. The double bedroom is warmed by a central heating radiator, is decorated in neutral tones and benefits from a built in wardrobe providing useful storage. There is a stunning shower room which is fitted with a modern suite comprising of a shower cubicle with an electric shower, a wash hand basin, a low level WC and a heated towel rail. This apartment also benefits from an entry intercom system.

## Apartment Four

A stunning two bed roomed penthouse apartment. Luxurious accommodation throughout, the apartment has been finished to the highest of standards and offers fine interior design. In brief this property comprised of an entrance hall, a living room, kitchen, a stunning master bedroom with an attached dressing room / study, a further double bedroom and a bathroom. A staircase leads to the second floor. The beautifully appointed lounge is warmed by a central heating radiator is decorated in neutral tones and benefits from a window and oak style flooring. The kitchen has been finished to an extremely high specification. The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer and benefits from a number of integrated appliances including an electric oven and hob, a washer / dryer and a fridge freezer. There is a double bedroom with an adjacent dressing room/ study, a further bedroom and a bathroom. The bathroom is fitted with a modern suite comprising of a bath with over head electric shower, a wash hand basin, a low level WC and a towel radiator. This property also benefits from an entry intercom system.

## Externally

Externally there is a communal forecourt garden to the front of the property and a communal yard to the rear.

