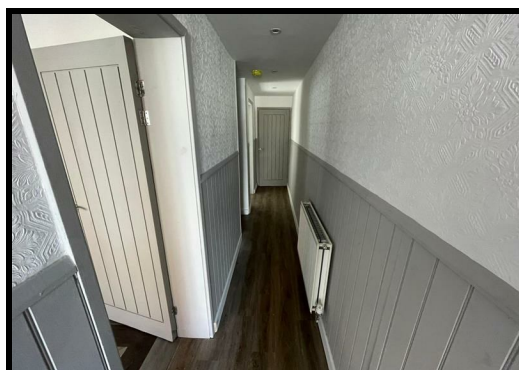




## 12 Hopetown Lane, Darlington Offers In The Region Of £155,000

A superb opportunity has arisen to acquire a former public house occupying a pleasing position on Hopetown Lane in Darlington and a three bedroomed end of terraced house located on Farrer Street in Darlington. The former public house is a POTENTIAL REDEVELOPMENT OPPORTUNITY and has planning permission which has now lapsed for conversion into apartments. This former public house has accommodation over two floors and requires a full programme of refurbishment. The property is situated within a predominantly residential location fronting a main road and located on the edge of

Darlington town centre approximately one mile away. North Road a main arterial road into the town centre and affording convenient access to the A1M close by. This property will appeal to a wide variety of purchasers we would therefore recommend viewings at the earliest opportunity to avoid disappointment. The three bedroomed end of terraced property on Farrer Street is situated within walking distance to the local shops and amenities at both Cockerton Village and Darlington town centre. This residence offers accommodation over two floors including an entrance hallway, a lounge, a kitchen / breakfast room, a cloakroom, three bedrooms and a family bathroom. Externally to the rear of the property there is a gravelled garden designed for low maintenance. We recommend viewings at the earliest opportunity to avoid disappointment.



# 12 Hoptown Lane, Darlington

## General Remarks

A superb opportunity has arisen to acquire a former public house occupying a pleasing position on Hoptown Lane in Darlington and a three bedroomed end of terraced house located on Farrer Street in Darlington. The former public house is a POTENTIAL REDEVELOPMENT OPPORTUNITY and has planning permission which has now lapsed for conversion into apartments.

## Central Borough Hotel

This former public house has accommodation over two floors and requires a full programme of refurbishment. The property is situated within a predominantly residential location fronting a main road and located on the edge of Darlington town centre approximately one mile away. North Road a main arterial road into the town centre and affording convenient access to the A1M close by. This property will appeal to a wide variety of purchasers we would therefore recommend viewings at the earliest opportunity to avoid disappointment.

## Three Bedroomed property on Farrer Street

The property is situated on Farrer Street and is superbly positioned within walking distance to the local shops and amenities at both Cockerton Village and Darlington town centre. This residence offers accommodation over two floors including a welcoming entrance hallway, a beautifully presented lounge, a newly fitted kitchen / breakfast room, a cloakroom, three bedrooms and a modern family bathroom. Externally to the rear of the property there is a gravelled garden designed for low maintenance. We recommend viewings at the earliest opportunity to avoid disappointment.

