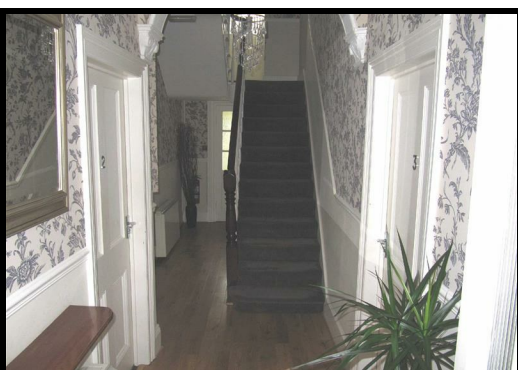




15 Cleveland Avenue, Darlington Offers In The Region Of £625,000

An excellent and rare opportunity has arisen to purchase a superb and most substantial Freehold investment property comprising of FIVE SELF CONTAINED APARTMENTS with potential to extend and add a further three apartments to the large rear garden (subject to planning permission). 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. Cleveland Avenue 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 four self-contained one bed roomed and one two bed roomed apartment and producing an annual income of £29,940.00 this property provides a unique investment opportunity.



15 Cleveland Avenue, Darlington

General Remarks

A unique Freehold Investment Opportunity
A period Property comprising of Four One Bedroomed Apartments and One Two bedroomed apartment
Potential to extend subject to necessary planning permission
UPVC Double glazed windows
A Large rear communal garden which is immaculately maintained

Communal Reception Hallway

This unique spacious property offers a communal entrance vestibule with inner glazed door to the reception hallway. The hallway which is beautifully decorated and benefits from real wood flooring has two Creda storage heaters, under stair access to cellar, door at rear leading out to rear utility lobby and further glazed door to the mature rear garden. In addition there is a staircase with open spindle and baluster giving access off to the first and second floors.

Apartment One

Situated to the ground floor and benefiting from neutral decoration and carpets

Living Room

14'5" x 17'0"

A good sized, spacious living room with individual fireplace and fitted gas fire, double radiator, single radiator, picture rail, shaped cornice to the ceiling, entry intercom system, built-in double door storage cupboard and two UPVC double glazed windows to front elevation providing good light. Sliding doors leading to:

Kitchenette

12'5" width

This functional space offers single drainer stainless steel sink unit, fitted cupboards to wall and floor, contoured working surfaces, tiled surrounds, electric cooker point and space for fridge/freezer. Door leads into:

Bedroom

7'8" x 8'8"

Overlooking the garden area this double bedroom has a UPVC window, radiator and folding door giving access to:

Adjoining Bathroom/WC

Offering a modern white suite including panelled bath with tiled surround and Mira shower, pedestal wash handbasin and low level WC

Apartment Two

Situated to the ground floor and benefiting from neutral decoration and carpets

Living Room

14'6" x 16'3"

A particularly good sized, well appointed reception room with individual fireplace and fitted gas fire, double radiator, single radiator, TV aerial point, moulded picture rail, shaped cornice to the ceiling and two UPVC double-glazed windows to front elevation giving good natural light.

Kitchen

14'0" x 4'10"

Inner arched lobby gives access to kitchen with single drainer stainless steel sink unit together with fitted cupboards to wall and floor, contoured working surfaces, tiled surrounds, electric cooker point, space for fridge/freezer, radiator and an entry intercom system

Bedroom

13'10" x 9'5"

A double bedroom with radiator and UPVC window overlooking the rear garden and internal door leading to:

Bathroom/WC

Having white suite including small bath with tiled surround and fitted shower, pedestal wash handbasin, low level WC and radiator

Communal Landing Area

With two built-in storage cupboards (containing individual gas central heating boilers)

Main Landing Area

With return staircase leading to second floor and also having storage heater

Apartment Three

A beautiful apartment situated to the first floor and benefiting from neutral decoration and carpets

Living Room

14'6" x 16'10"

A particularly good sized reception room with individual fireplace, fitted gas fire, double radiator, telephone point, telephone entry point, shaped cornice to the ceiling and two UPVC windows to the front elevation. Door leading into:

Kitchenette

Offering an inset single drainer stainless steel unit, built-in cupboards to wall and floor, contoured working surfaces, tiled surrounds, electric cooker point, space for fridge/freezer and a radiator.

Bedroom

13'2" x 7'1"

Inner lobby giving access to the bedroom with double radiator, built-in double door wardrobe and a UPVC window looking out to the delightful rear garden

Bathroom/WC.

With matching white suite including shortened bath with fitted shower and tiled surrounds, low-level WC, pedestal wash handbasin and radiator

Apartment Four

Situated to the first floor and benefiting from neutral decoration and carpets

Living Room

14'6" x 16'2"

A good sized room with individual marble fireplace and fitted gas fire, double radiator, telephone entry point, TV aerial point, shaped cornice to the ceiling and two UPVC windows to the front elevation. Door leads into adjoining:

Kitchen

7'0" x 5'6"

With inset single drainer stainless steel sink unit, fitted to wall and floor, contoured working surfaces, tiled surrounds, electric cooker point, radiator, space for fridge/freezer and an opaque UPVC window. Door off leads to:

Bedroom

12'6" x 14'0"

With views out to the mature rear garden, a radiator, built-in double wardrobe and a UPVC window. Door leading onto:

Shower Room/WC

With wash handbasin, low level WC, shower cubicle and radiator

Landing

With built-in storage cupboard and separate communal WC

Apartment Five

This stunning penthouse apartment is situated to the second floor and offers spacious and immaculately presented accommodation

Entrance Hallway

A most welcoming and beautifully presented entrance hallway

Living Room

13'6" x 16'2"

A beautifully presented room, offering fine interior design with a built-in storage cupboard and telephone entry intercom system

Kitchen/Dining Room

13'5" m x 17'0"

The superb open plan kitchen / dining room which has been recently refitted benefits from a range of modern black wall and floor units with contrasting butcher block worktops, and a number of integrated appliances including an oven and hob and a fridge freezer. There is a central Island which is ideal when entertaining

Bedroom (1)

13'6" x 11'8"

A double room which is beautifully presented and offering under eaves access and built-in double storage cupboard

Bedroom (2)

9'6" x 10'9"

An immaculately presented double bedroom

Bathroom/WC..

The fully tiled bathroom benefits from a new contemporary white suite comprising of a bath with overhead electric shower, washbasin and WC

Externally

Externally there is a large mature, immaculately presented and beautifully maintained rear garden. There is scope to extend the property in to the garden with a further three apartments(subject to necessary planning position).

