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Brougham Street  
Darlington, DL3 0NB  
**Price £65,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

A competitively priced two bedroomed mid-terraced property, having the benefit of two good sized reception rooms, enclosed rear courtyard, and also having gas central heating and double glazing, and enclosed rear courtyard.

This property is sold with a sitting tenant, making it a fantastic investment opportunity for those looking to expand their property portfolio. Priced competitively, it presents a unique chance to acquire a well-maintained home in a popular location, well placed for ease of access to shops, schools and bus routes, also with only minutes drive to the A1M motorway, and easy access to the vibrant town center early viewing is highly recommended.

With its combination of space, comfort, and investment potential, this two-bedroom terraced house on Brougham Street is not to be missed.

- COMPETITIVELY PRICED TWO BEDROOMED MID-TERRACED PROPERTY
- TWO RECEPTION ROOMS
- POPULAR HARROWGATE HILL LOCATION
- WELL PLACED FOR EASE OF ACCESS TO SHOPS,SCHOOLS BUS ROUTES ETC.
- CURRENTLY SOLD WITH A SITTING TENANT
- GROUND FLOOR BATHROOM/WC
- JUST OFF NORTH ROAD
- COUNCIL TAX BANDING A

#### **GENERAL INFORMATION**

Tenure: Freehold

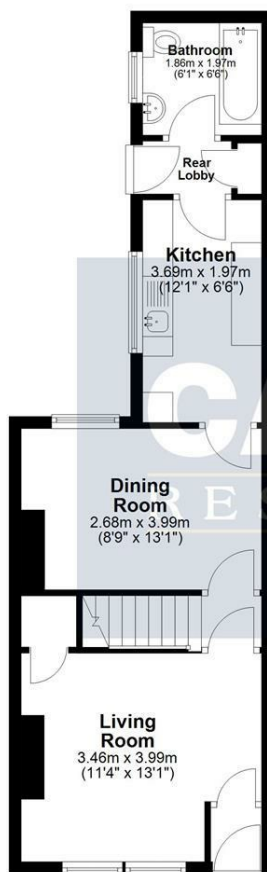
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

### Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



### First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.5 sq. feet)  
72 Brougham Street, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)