



29 Stanhope Road North, Darlington Asking Price £370,000

An excellent and most rare opportunity has arisen to purchase a superb and most substantial Freehold investment property comprising of THREE 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 a self-contained one bed roomed apartment, a self contained two bed room apartment and a self contained three bedroom apartment and currently producing an annual income of £20,700.00 this property provides a unique investment opportunity. We recommend viewings at the earliest opportunity to avoid disappointment.



29 Stanhope Road North, Darlington

General Remarks

A unique Freehold Investment Opportunity

A period Property comprising of a one Bedroomed Apartment, a two bedroom apartment and a three bedroom apartment occupying a most pleasing position on Stanhope Road North 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 £20,700.00

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 North 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.

Apartment One 29A

Situated on the ground floor accommodation. This apartment in brief is comprised of an open plan 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 double glazed bay window offering an abundance of natural light and laminated 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 fridge freezer and a dishwasher. There is ample room for a dining table. The double bedroom is warmed by a central heating radiator, is decorated in neutral tones and benefits from a double glazed window and a built in cupboard which houses the central heating boiler. There is a stunning shower room which is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level W/C and a heated towel rail. This apartment also benefits from an entry intercom system. Measurements Living Room/ Kitchen 5.80m x 4.82m Bedroom 3.98m x 3.00m Shower Room 1.38m x 2.33m

Apartment Two 29B

A three bedroom apartment set over two floors providing the height of elegant living. This superb duplex apartment in brief is comprised of a kitchen which 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 an integrated electric oven with a gas hob and overhead extractor hood. and plumbing for an automatic washing machine. The beautifully appointed living room is warmed by a central heating radiator is decorated in neutral tones and benefits from a double glazed bay window

overlooking Stanhope Park and a feature fire surround with a tiled hearth. There is a double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a built in cupboard providing useful storage. The bathroom has a tiled floor and is fitted with a modern suite comprising of a panelled bath with overhead electric shower and shower screen, a wash hand basin, a low level WC and a towel radiator. A staircase leads to the upper floor where there are two further double bedrooms. The Master bedroom is warmed by a central heating radiator is decorated in neutral tones and benefits from a large built in wardrobe providing useful storage, a dressing table and two Velux windows to the front and rear elevations,. With a Velux window to the front elevation of the property a further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones. This property also benefits from an entry intercom system. Measurements Kitchen 2.60m x 4.50m Living Room 4.59m x 4.29m Bedroom One 2.60m x 3.28m Bathroom 2.46m x 1.50m Master Bedroom 3.09m x 6.00m Bedroom Three 2.60m x 3.28m

Apartment Three 29C

With accommodation over two floors this apartment in brief is comprised of a living room, kitchen and two double bedrooms both benefiting from en suite shower rooms. The beautifully appointed living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from two double glazed windows overlooking the side elevation of the property, The modern kitchen is fitted with comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from two double glazed windows to the side elevation of the property, vinyl flooring, an integrated electric oven with a gas hob and over head extractor hood and plumbing for an automatic washing machine. A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a built in cupboard providing useful storage, a double glazed window and an adjoining en suite shower room. The en suite shower room has vinyl flooring, a window with privacy glass and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level W/C. There is a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefits from two double glazed windows, a built in cupboard providing useful storage and an adjoining en suite shower room. The en suite shower room is warmed by a central heating radiator, has lino flooring, and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level W/C. This apartment also benefits from an entry intercom system. Measurements Kitchen 4.78m x 1.87m Living Room 3.40m x 5.20m Bedroom One 2.43m x 3.40m En Suite Shower Room 1.80m x 1.70m Bedroom Two 3.26m x 3.40m En Suite Shower Room .

Externally

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

