



Hercules Street, Darlington
Darlington



Offers Over £70,000



Hercules Street

Darlington

This three-bedroom mid-terraced property presents an excellent investment opportunity and is offered for sale with a sitting tenant currently paying **£495 PCM**, generating an immediate rental income. Offered to the market at **offers over £70,000**, the property is well suited to landlords looking to expand their portfolio with an income-producing investment.

The accommodation comprises an entrance hall leading to a spacious lounge featuring an attractive fireplace, providing a comfortable living space. The kitchen is fitted with a range of wall and base units, offering ample worktop and storage space for everyday use.

To the first floor are three well-proportioned bedrooms. The principal and second bedrooms offer generous accommodation, while the third bedroom is of a good size and provides flexibility for a variety of uses. The family bathroom is fitted with a white suite comprising a panelled bath with an overhead shower.

Externally, the property benefits from a private, enclosed courtyard garden, providing a low-maintenance outdoor space with brick-walled boundaries offering a good degree of privacy.

Further benefits include double glazing throughout and convenient on-street parking. Situated within easy reach of local amenities, schools, and transport links, this is an excellent opportunity to acquire an investment property with a tenant already in situ and an established rental income of **£495 per calendar month**.

- Sold with a sitting tenant paying £495 PCM
- Offers over £70,000 – ideal investment opportunity
- Three well-proportioned bedrooms



Council Tax band: A

Tenure: Freehold

Vestibule

3' 3" x 3' 2" (0.98m x 0.97m)

Lounge

15' 2" x 12' 11" (4.63m x 3.93m)

Hallway

3' 0" x 2' 11" (0.92m x 0.89m)

Kitchen

12' 8" x 7' 5" (3.86m x 2.27m)

Landing

6' 2" x 3' 3" (1.88m x 0.99m)

Bedroom 1

9' 7" x 8' 11" (2.93m x 2.71m)

Bedroom 2

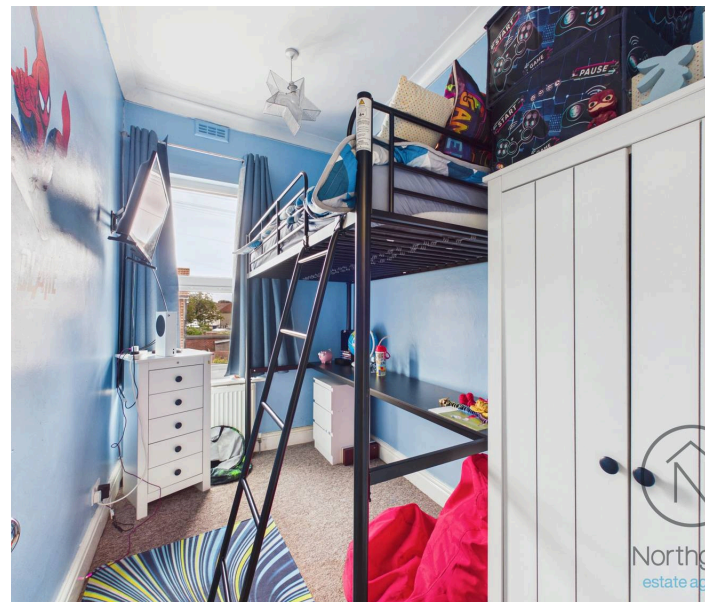
9' 4" x 7' 6" (2.84m x 2.28m)

Bedroom 3

9' 8" x 6' 1" (2.95m x 1.85m)

Bathroom

6' 6" x 4' 7" (1.99m x 1.39m)



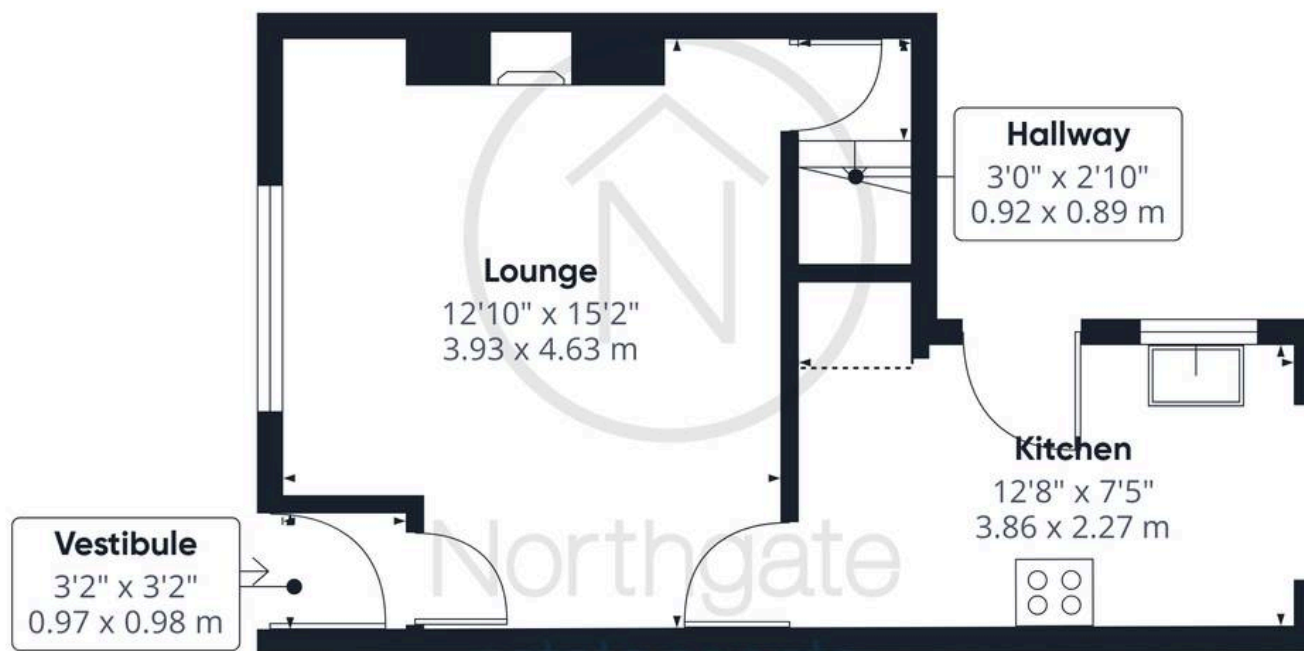


YARD





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Ground Floor

Approximate total area⁽¹⁾

585 ft²

54.3 m²

Reduced headroom

5 ft²

0.5 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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