



**Dodds Street  
Darlington  
Durham  
DL3 6BE**

**Offers in Excess of £85,000**

**bettermove**



## Dodds Street

### Darlington

Bettermove are proud to present this 2 bedroom Terraced House in Darlington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts a private rear yard.

Located in the popular town of Darlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Darlington Train Station, the A1 (M) and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

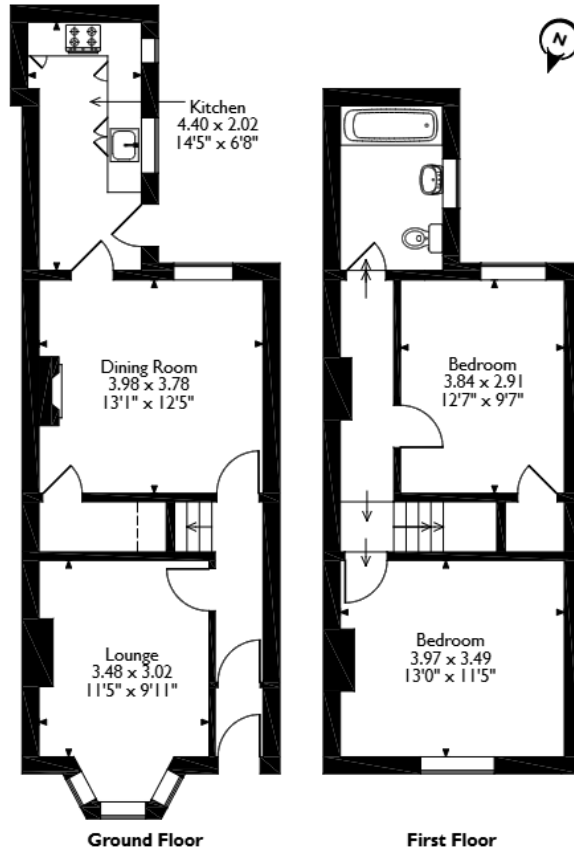
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Dodds Street, Darlington  
 Approximate Gross Internal Area  
 82 Sq M/883 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)