



**\*\*BEAUTIFULLY PRESENTED\*\* \*\*THREE GOOD SIZED BEDROOMS\*\* \*\*MODERN KITCHEN\*\* \*\*ENSUITE\*\*  
\*\*GARAGE\*\* \*\*GARDEN\*\* \*\*POPULAR LOCATION\*\* \*\*NO ONWARD CHAIN\*\***

We are delighted to offer for sale this pleasantly positioned home on this choice cul de sac on the highly sought after High Grange development. The property which benefits from UPVC double glazing and gas central heating, lies close to local amenities including shops, schooling and Cockerton village. Good transport links to the A1(M) and train station are also within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.,

Please Note: Council tax band C. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing

**Abbotsfield Way, Darlington, DL3 0GB**

**3 Bed - House - Semi-Detached**

**Offers In The Region Of £190,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## ENTRANCE VESTIBULE

UPVC double glazing window with door leading to the lounge/diner.

## LOUNGE/DINING AREA

Benefitting from radiator and UPVC double glazing window to the front and patio doors to the garden from the dining area. ra

## KITCHEN

### 10'8 x 10'2 (3.25m x 3.10m)

UPVC double glazed window. Fitted with a range of modern wall and base units with contrasting worktops and integrated appliances including gas hob, electric oven, microwave, dishwasher and washing machine. Additionally there is space for a a a fridge freezer and a door leading to the rear garden.



## FIRST FLOOR LANDING

## BEDROOM

### 9'3 x 11'1 (2.82m x 3.38m)

Well proportioned master bedroom to the rear with UPVC double glazed window and radiator, featuring fitted wardrobes and door to en-suite.



## EN-SUITE

Well appointed en-suite with UPVC window and radiator comprising of a shower cubicle, wash hand basin and low level wc.



## BEDROOM

### 9'2 x 11'8 (2.79m x 3.56m)

Good sized double bedroom to the front aspect with UPVC double glazed window and radiator.



## BEDROOM

### 9'8 x 8'2 (2.95m x 2.49m)

Third double bedroom to the front aspect, with UPVC double glazed window and radiator.



## BATHROOM/W.C.

Well appointed bathroom with UPVC double glazed window comprising of a bath with overhead shower, wash hand basin with vanity unit and low level wc.



## REAR GARDEN

Enclosed rear garden which is laid to lawn benefitting from having side gated access and patio area.



## FRONT

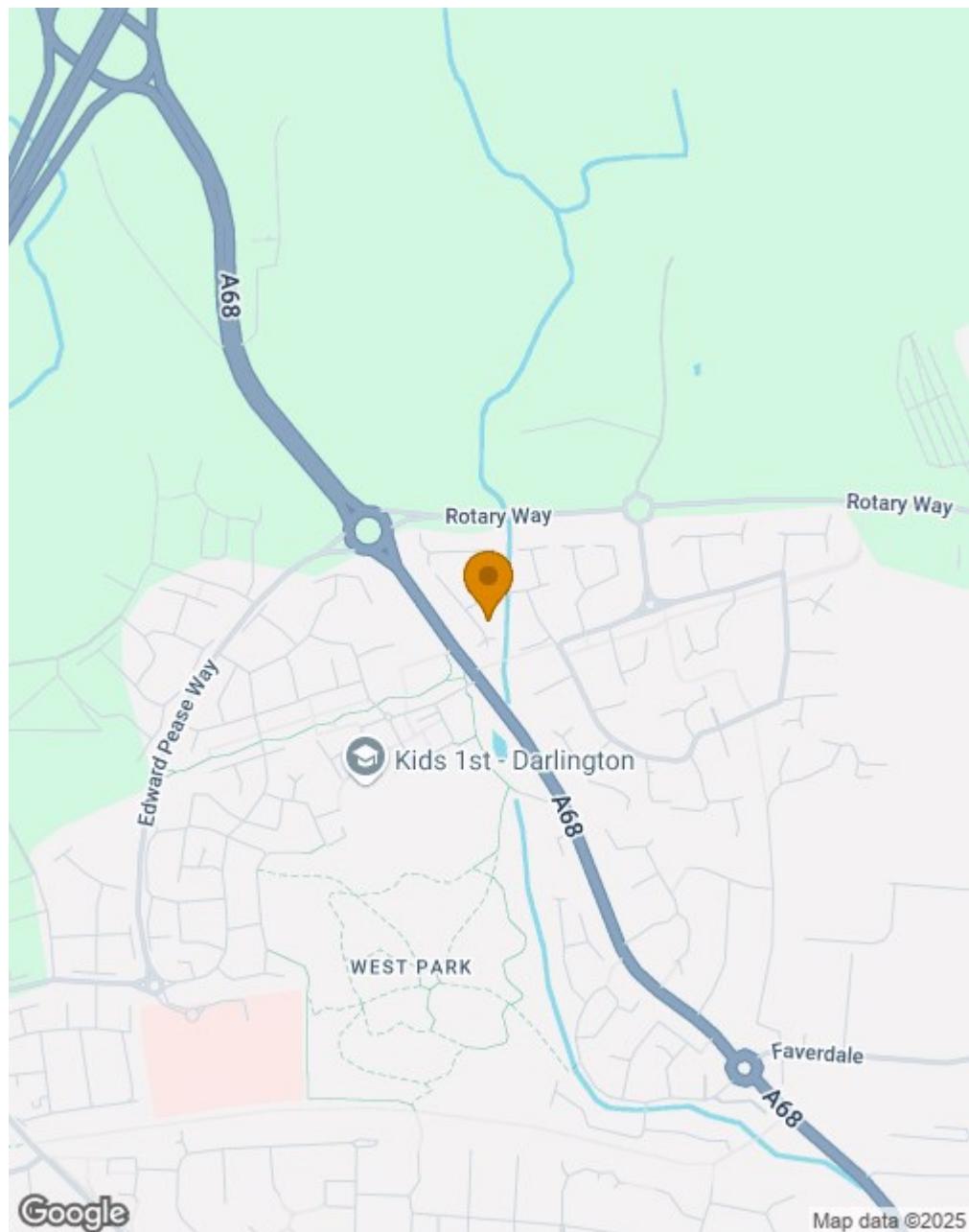
Garden laid to lawn and driveway allowing parking for two cars.



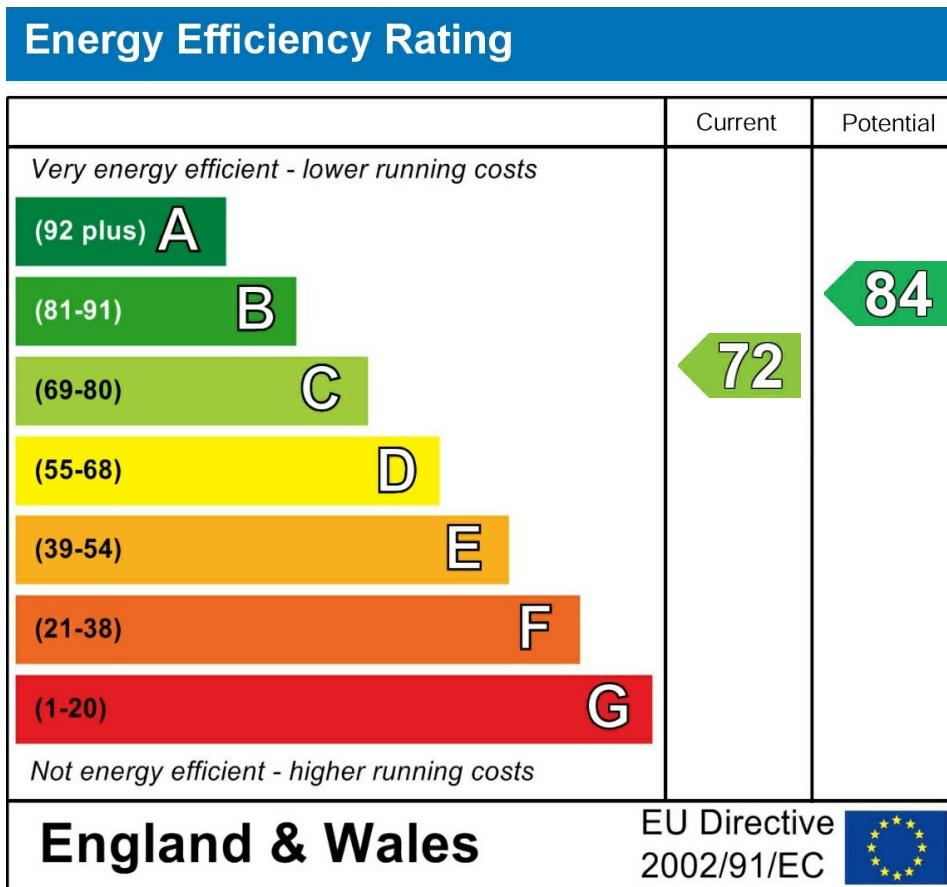
## GARAGE

With up and over door.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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