



34 Westlands Road, Darlington, DL3 9JH.

We are acting in the sale of the above property and have received an offer of £140,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* \*\* IN NEED OF FULL REFURBISHMENT \*\***  
**\*\* SOUGHT AFTER LOCATION \*\* \*\* CLOSE TO THE DENE AND COCKERTON VILLAGE \*\***

Extended three bedroom semi detached house in a sought after road in a very popular residential area off Brinkburn Road and Willow Road. Within walking distance of lovely parkland in the Dene, a wide range of local shops in Cockerton village and regular bus services to the town centre.

The property offers excellent family sized accommodation but requires full modernisation and improvement which has been reflected in the competitive asking price.

The accommodation briefly comprises: Entrance Hall, Lounge with bay window, separate Dining Room, additional Reception Room extension with patio doors to the rear garden, extended Kitchen, Landing, three Bedrooms and Bathroom/ wc.

Externally there are enclosed gardens to the front and rear, a driveway to the side and detached brick garage.

**Westlands Road, Darlington, DL3 9JH**

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

**£130,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Westlands Road, Darlington, DL3 9JH**



**GROUND FLOOR**

**Entrance Hall**

**Lounge**

15'0 x 12'8 (4.57m'0.00m x 3.66m'2.44m)

**Dining Room**

12'4 x 10'8 (3.66m'1.22m x 3.05m'2.44m)

**Study**

8'4 x 6'0 (2.44m'1.22m x 1.83m'0.00m)

**Kitchen**

15'8 x 7'8 (4.57m'2.44m x 2.13m'2.44m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**

15'4 x 10'8 (4.57m'1.22m x 3.05m'2.44m)

**Bedroom 2**

12'4 x 10'8 (3.66m'1.22m x 3.05m'2.44m)

**Bedroom 3**

8'8 x 7'10 (2.44m'2.44m x 2.13m'3.05m)

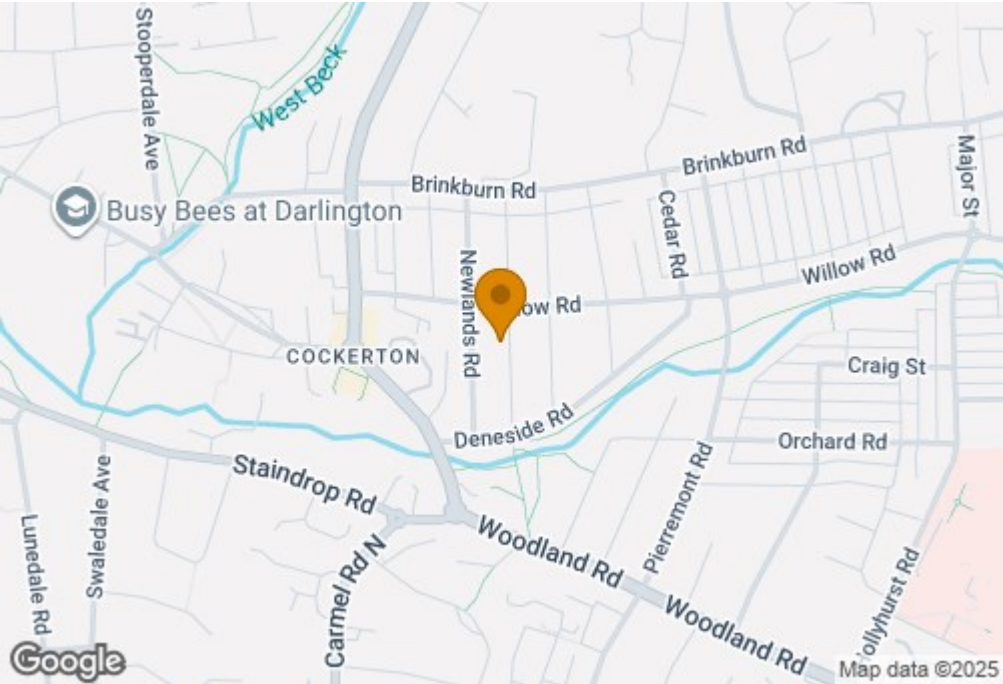
**Bathroom/ Wc**

8'8 x 7'10 (2.44m'2.44m x 2.13m'3.05m)

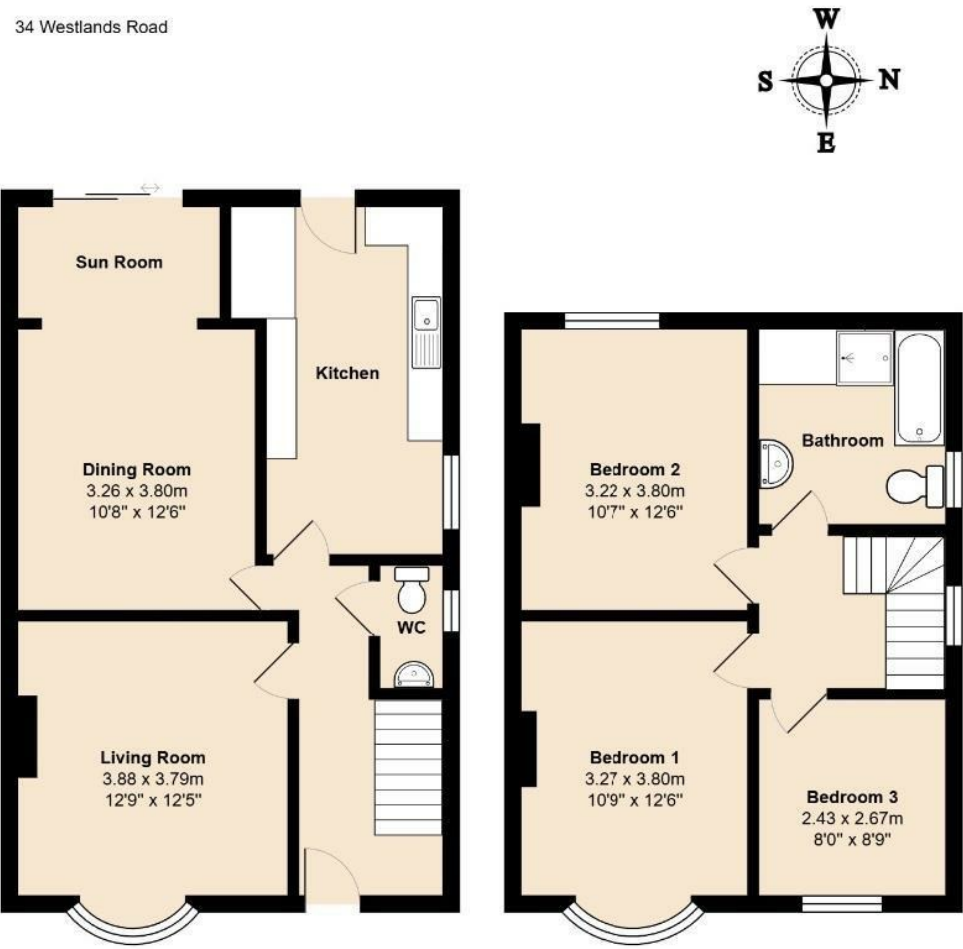




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Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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