



**West Row, Sadberge, Darlington, DL2 1RZ**  
**3 Bed - House - Terraced**  
**£250,000**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# West Row, Sadberge, DL2 1RZ

\*\*\* SPACIOUS THREE BEDROOM COTTAGE FEEL PROPERTY \*\*\*

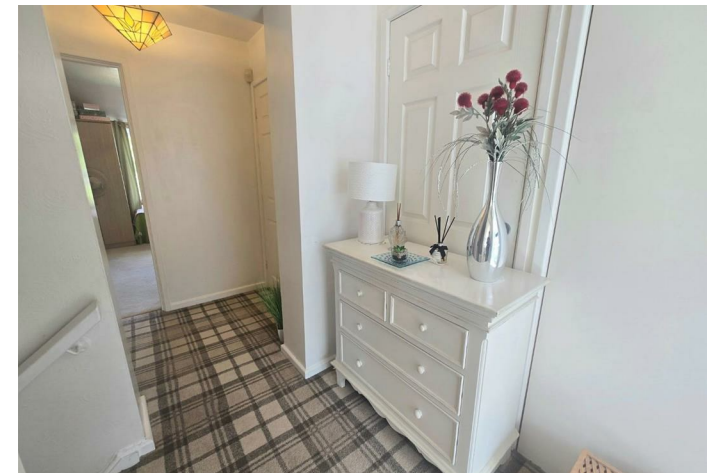
\*\*\* BEAUTIFUL WESTERLY REAR GARDEN \*\*\*

Positioned within the beautiful village of Sadberge, this lovely three-bedroom terraced cottage, filled with character with a modern, but countryside vibes. This property makes a perfect family home, with local amenities, good schooling, and onward travel links to the A66 & A1M.

The property briefly comprises of; Spacious Entrance Hall, leading into a good sized Living Room. Off the Living Room you will find an Open-Plan Kitchen/Diner, with separate Utility Room and Downstairs WC. The first floor provides a Landing, Three Double Bedrooms, (Master with Built-In Wardrobes) and a Good-Sized Family Bathroom.

Externally, the property has a stunning country style garden, with a mixture of patio and lawn area's, capturing the sun most of the day. At the rear of the property is a driveway, and single garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

Hallway  
14'8" x 8'11"

Living Room  
14'4" x 15'1"

Kitchen / Diner  
12'3" x 17'11"

Utility Room  
6'11" x 2'7"

Downstairs WC  
5'0" x 2'7"

## FIRST FLOOR

Landing  
11'1" x 4'4"

Bedroom 1  
15'1" x 11'11"

Bedroom 2  
8'11" x 11'11"

Bedroom 3  
10'5" x 8'11"

Bathroom  
5'10" x 8'4"

GARAGE  
21'3" x 8'9"







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

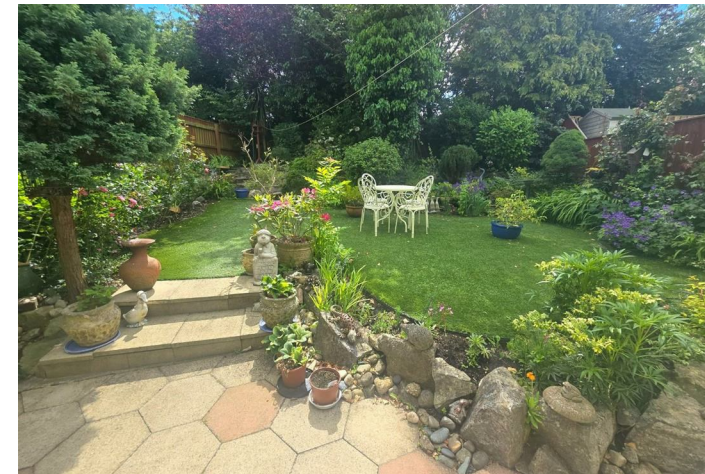
Approximate total area<sup>1)</sup>  
 1294 ft<sup>2</sup>  
 120.1 m<sup>2</sup>  
 Reduced headroom  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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