



**** SPACIOUS TWO BED END TERRACE ** ** NEW BATHROOM INSTALLED 2022 ****
**** REAR GARDEN ** ** CORNER PLOT ** ** GOOD TRANSPORT LINKS ****

We have pleasure in bringing this beautifully presented property to the market. Located in the ever popular Whinfield area of Darlington, the property benefits from having uPVC double glazing and gas central heating.

The property lies close to local amenities, good schooling and only a short walk to Asda Supermarket. Good transport links to the A66, A1(M) and train station are also within easy reach.

We anticipate high demand and an early viewing is highly recommended.

Council tax band A. Freehold basis. EPC Band E
 To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Perth Grove, Darlington, DL1 3QZ
2 Bed - House - End Terrace
Offers Over £125,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Perth Grove, Darlington, DL1 3QZ



GROUND FLOOR

An entrance vestibule leads into a spacious, light and bright lounge benefitting from laminate flooring and open staircase to the first floor. The well proportioned kitchen/diner to the rear aspect features a range of wall and base units, contrasting worktops and integrated appliances including electric oven, gas hob and extractor. Additionally there is space for a fridge freezer, plumbing for an automatic washing machine and a large under stairs storage cupboard.

FIRST FLOOR

A light and airy landing area benefitting from loft access leads to two generously sized double bedrooms and a modern bathroom. The well appointed bathroom comprises of a Jacuzzi bath with overhead shower, wash hand basin with vanity unit, low level w.c., heated towel rail and large storage cupboard.

EXTERNALLY

To the front of the property the open aspect garden is laid to lawn. The enclosed rear garden, which is again laid to lawn with borders and shrubs, also benefits from a paved patio area and double timber gates accessing a gravelled driveway which is currently being used as a welcoming seating area. Additionally, a shed houses an inviting bar, making the garden an ideal space to enjoy entertain in the warmer months.

ENTRANCE VESTIBULE

LOUNGE

12'0" x 15'7" (3.67m x 4.75m)

KITCHEN

12'0" x 8'11" (3.67m x 2.72m)

FIRST FLOOR LANDING

BEDROOM

12'0" x 10'0" (3.66m x 3.06m)

BEDROOM

8'11" x 10'0" (2.73m x 3.05m)

BATHROOM/W.C.

4'10" x 8'11" (1.49m x 2.74m)

FRONT EXTERNAL

REAR GARDEN



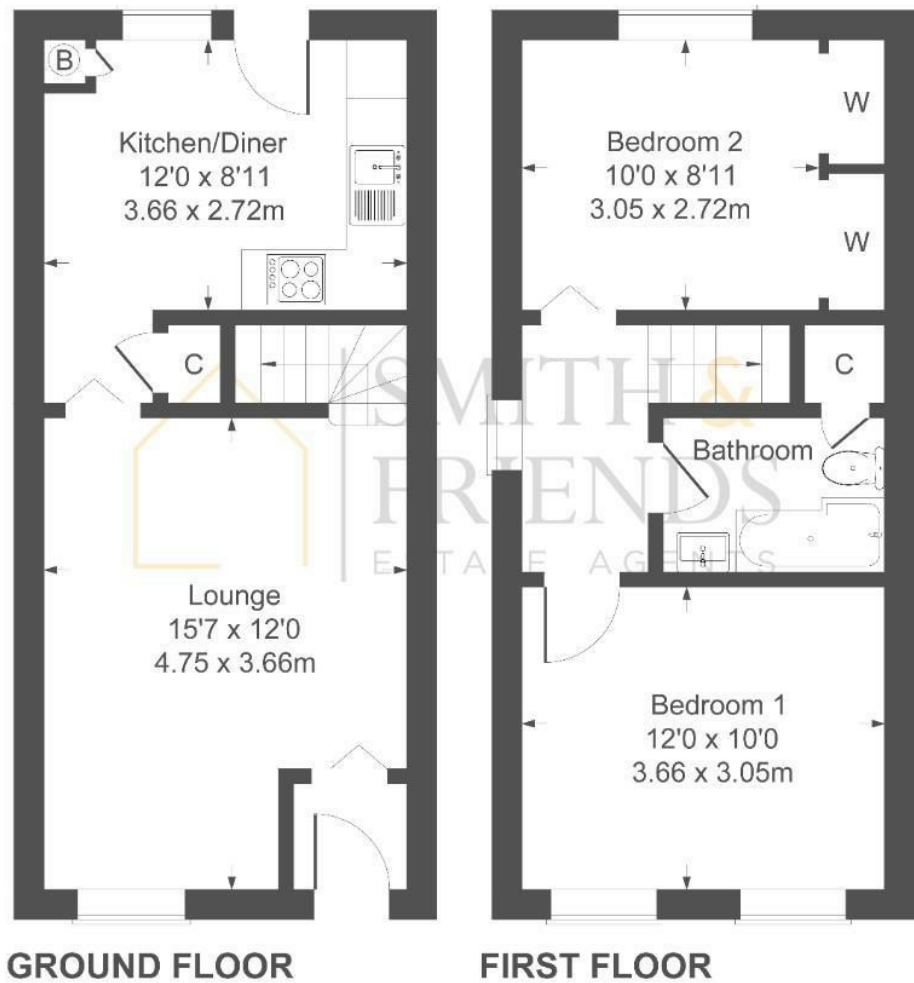
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Perth Grove

Approximate Gross Internal Area
674 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3
7RX
01325 484440
darlington@smith-and-friends.co.uk

