



This spacious semi-detached property on Welbeck Avenue, just off Salters Lane North in Darlington, offers a perfect blend of comfort and convenience. The home features three well-sized bedrooms, ideal for a growing family or those needing extra space. The two reception rooms provide ample living space, perfect for both relaxation and entertaining, with one potentially serving as a cosy lounge and the other as a formal dining room or a versatile family space.

The property boasts a good-sized garden, offering plenty of outdoor space for gardening, play, or simply enjoying the outdoors. The rear garden is especially inviting, providing privacy and a peaceful retreat. The front of the property also includes off-street parking, a sought-after feature in the area, allowing for convenient and secure parking.

Located in a desirable residential area, this home benefits from easy access to local amenities, schools, and public transport links, making it an excellent choice for families and professionals alike.

Viewing strictly through Smith & Friends Estate Agents - Darlington

Council Tax Band : A
EPC Rating:

Welbeck Avenue, Darlington, DL1 2DP

3 Bed - House - Semi-Detached

£125,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Welbeck Avenue, Darlington, DL1 2DP



Entrance Hall

Lounge

13.8 x 12.7 (3.96m.2.44m x 3.87m)

Kitchen Dining Room

21.6 x 8.4 (6.58m x 2.56m)

First Floor

Bedroom

13' 7" x 12' 7" (3.96m x 3.84m)

Bedroom

12' 6" x 8' 4" (3.81m x 2.54m)

Bedroom

8' 4" x 7' 3" (2.54m x 2.21m)

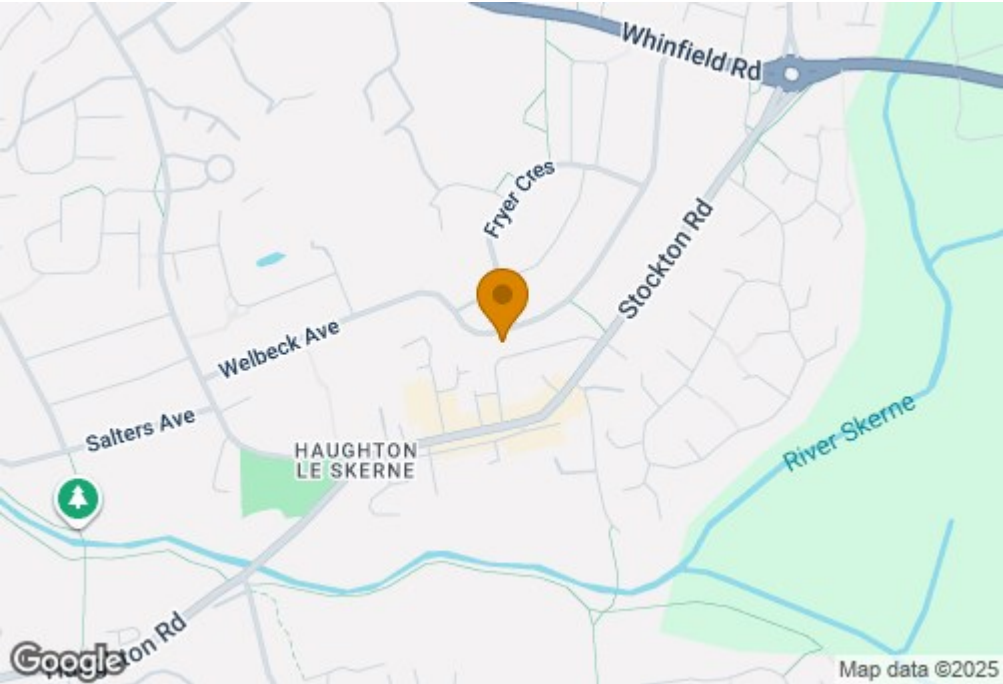
Bathroom

Externally

Enclosed rear garden that's laid to lawn with a paved patio area, Front garden is laid to lawn with a concrete driveway.

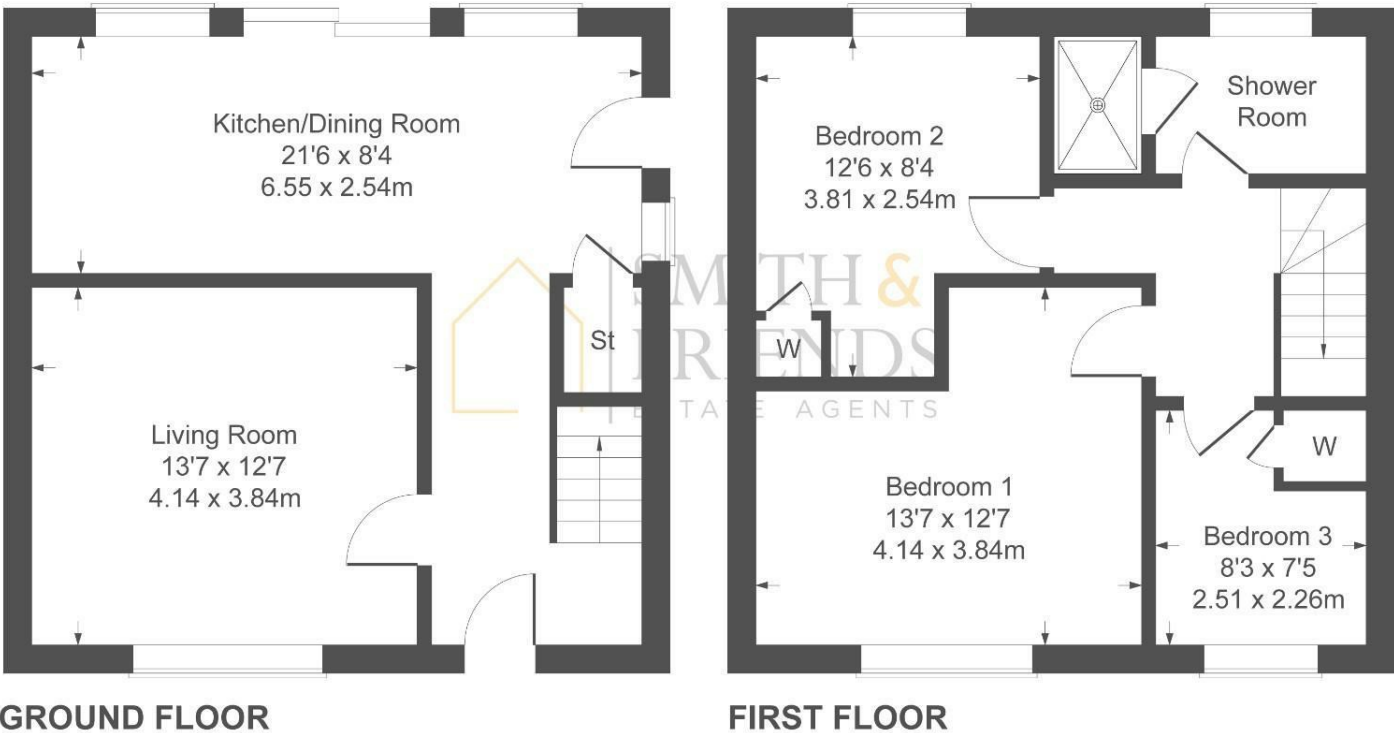


Welbeck Avenue, Darlington, DL1 2DP



Welbeck Avenue, Darlington

Approximate Gross Internal Area
921 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025
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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		
England & Wales		EU Directive 2002/91/EC

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

