



Kirkfield Road, Darlington, DL3 0AG
3 Bed - House - Semi-Detached
£195,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Kirkfield Road, DL3 0AG

*** IDEAL FAMILY HOME, OR FIRST TIME BUYER PURCHASE ***

*** NO CHAIN SALE ***

This spacious three-bedroom semi-detached property positioned on a spacious corner plot at the end of a cul-de-sac, located within the sought after Harrowgate Hill area of Darlington, close to local amenities, and schooling, which makes this a perfect home for a first time buyer, family or investor looking for a buy-to-let.

The property briefly comprises of; entrance hall, downstairs wc, living room, dining room with patio doors to the rear garden, and a kitchen to the ground floor.

The first floor provides a good size landing, with three double bedrooms, bathroom and separate wc.

Externally, the property has a well maintained garden to the front with driveway leading to the the side of the property, which hosts a generous size single garage. The rear of the property is perfect for a family or entertaining guests, with a spacious lawn garden, summer house and patio area.

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

GROUND FLOOR

Entrance Hall
10'9" x 5'6"

Downstairs WC
4'5" x 3'3"

Living Room
16'4" x 11'2"

Dining Room
9'1" x 11'2"

Kitchen
13'5" x 8'8"

FIRST FLOOR

Landing
16'11" x 3'0"

Bedroom 1
13'3" x 9'2"

Bedroom 2
13'0" x 9'2"

Bedroom 3
9'4" x 8'8"

Bathroom
5'5" x 5'4"

Separate WC
2'7" x 5'5"

GARAGE
20'5" x 9'3"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1179 ft²
109.6 m²

(1) Excluding balconies and terraces

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		
(69-80) C	69	80
(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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