

**** OPEN TO OFFERS ** ** WEST FACING REAR GARDEN ** ** POPULAR HARROWGATE HILL AREA ****
**** EASY REACH OF A1(M) and A66 ****

Having been well priced in today's market we anticipate demand to be high for this nicely appointed two bedroom semi detached property located in this popular part of Darlington, which lies within easy reach of local shops, amenities and schooling. The West facing rear garden will certainly appeal to many buyers, perfect to relax and unwind during those warmer months. 'Hive' gas central heating has been installed and there is modern décor throughout. In our opinion, it will appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity with viewing strongly recommended.

Please Note: Council tax band B. Freehold basis. EPC Band D
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Davison Road, Darlington, DL1 3DP

2 Bed - House - Semi-Detached

£124,995

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Davison Road, Darlington, DL1 3DP



GROUND FLOOR

Entrance hall with stairs to the first floor, lounge to the front with bay window flooding the room with natural light and under stairs storage cupboard housing the Vaillant combi boiler. Kitchen diner to the rear overlooking the garden with space for a table and chairs. Fitted kitchen providing range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, cooker point, space for a fridge freezer and plumbing for a washing machine.

FIRST FLOOR

Landing with window to the side elevation allowing natural light and hatch with ladder allowing loft access. Two well presented bedrooms, the master of particular size enjoying fitted wardrobes. Bathroom comprises of a white suite with panelled bath and shower attachment, basin and w.c.

EXTERNALLY

Gardens to front and rear (no drop curb for off-street parking). Pedestrian access to the left-hand side of the property to the good size and well-maintained rear garden, laid to lawn with raised decking and paved patio area.

ENTRANCE HALL

LOUNGE

12'10" x 12'9" (3.93m x 3.90m)

KITCHEN

15'9" x 7'9" (4.82m x 2.37m)

FIRST FLOOR LANDING

BEDROOM

12'9" x 11'3" (3.90m x 3.44m)

BEDROOM

9'5" x 9'2" (2.89m x 2.81m)

BATHROOM/W.C.

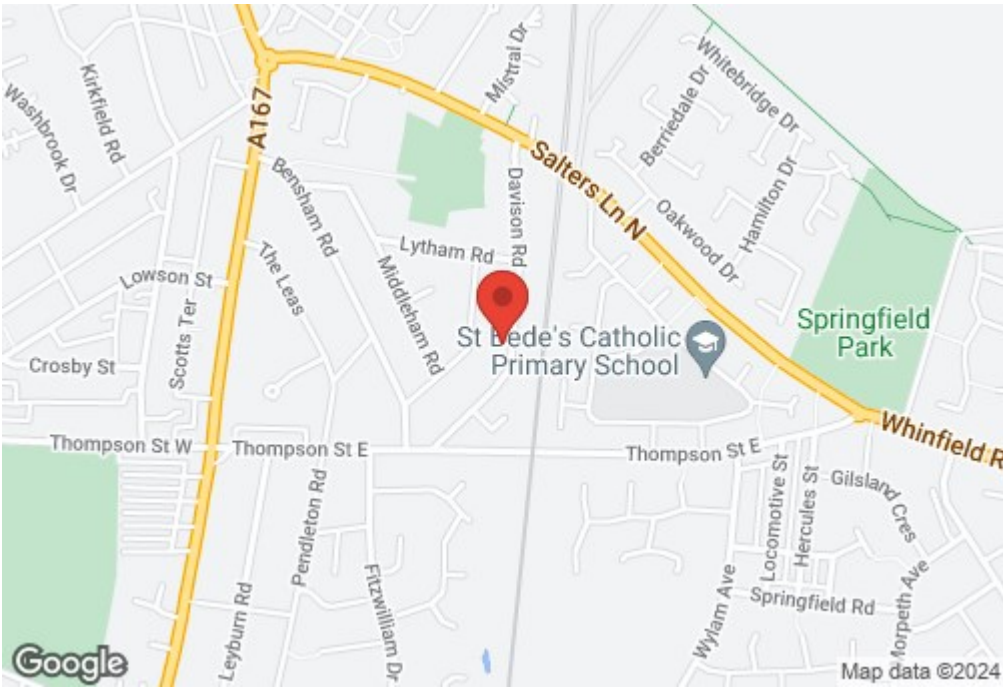
6'5" x 6'2" (1.96m x 1.89m)

FRONT EXTERNAL

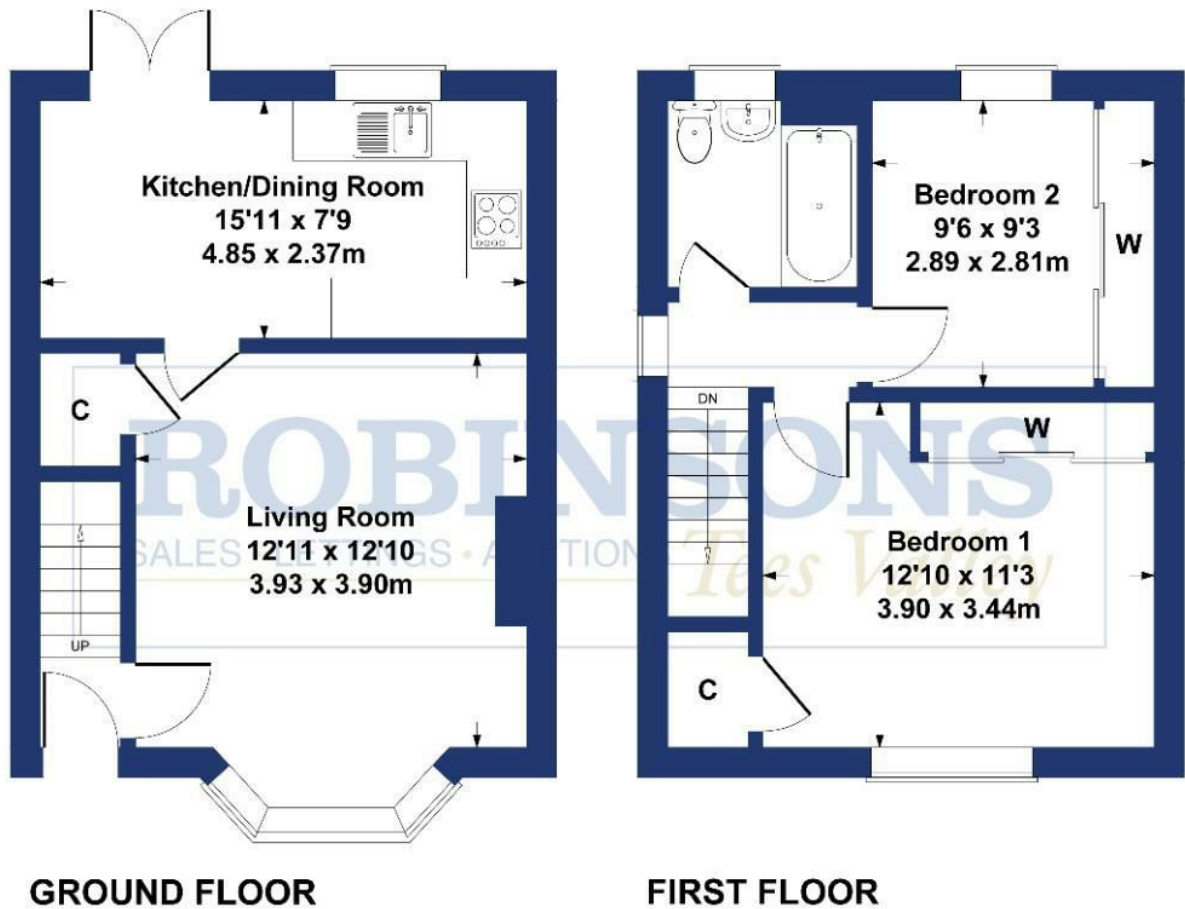
REAR GARDEN



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Davison Road
Approximate Gross Internal Area
689 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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