



Baltimore Way, Darlington, DL1 2RE
2 Bed - House
Offers Over £130,000

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



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Baltimore Way, DL1 2RE

Located in the ever popular Harrowgate Hill area of Darlington on this quiet cul de sac this is a fine example of an extremely well cared for and maintained semi detached property.

There is plenty of off street parking to the side whilst the garden has a favourable Southerly aspect thus gaining the majority of the Summer sun and perfect to entertain during those warmer months.

It will certainly appeal to a variety of buyers including a first time buyer, growing family or as an investment opportunity with early viewings highly recommended to avoid disappointment but, also to appreciate what this home has to offer both inside and out.

Briefly comprising of: Entrance porch, lounge, and dining kitchen, to the first floor there are Two double bedrooms and family bathroom. Externally, enclosed rear garden is laid to lawn with a paved patio area, the open plan front garden is laid to lawn with a generous drive to the side.

GROUND FLOOR

ENTRANCE PORCH

uPVC DG glass panelled door, uPVC DG windows and door into lounge

LOUNGE

11'9x9'1

uPVC DG window to front, radiator and staircase to first floor landing.

DINING KITCHEN

11'10x15'5

White high gloss wall, base and drawer units with matching woodblock effect worktops and co ordinated splashback - inset sink and drainer with mixer tap, four ring electric hob with illuminating extractor and fan assisted oven. plumbing for washing machine and space for fridge and freezer. uPVC DG window to rear, uPVC DG French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1(FRONT)

12'1x9'9

uPVC DG window to front and radiator.

BEDROOM 2 (REAR)

11'10x7'3

uPVC DG window to rear and radiator.

FAMILY BATHROOM

8'2x4'8

Panelled bath with shower and curtain rail, pedestal wash hand

basin and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window to side

EXTERNALLY

Enclosed rear garden is laid to lawn with a paved patio area, the open plan front garden is laid to lawn with a generous drive to the side.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

580.62 ft²
53.94 m²

Reduced headroom

6.25 ft²
0.58 m²

(1) Excluding balconies and terraces

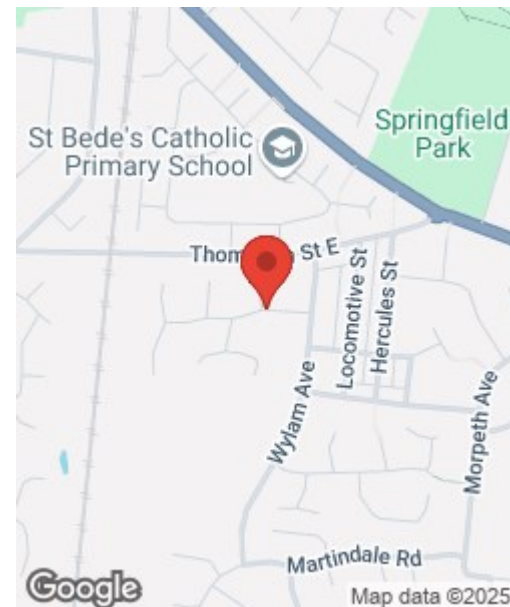
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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