



**Burnet Drive, DL1 1HQ**  
**2 Bed - House - Mid Terrace**  
**£145,000**

**Council Tax Band: A**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Burnet Drive, DL1 1HQ

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

\*\*\* MODERNISED THROUGHOUT \*\*\*

We are delighted to bring to the market this two bedroom mid-terraced located within the Central Park development. It can be found within a 10 minute walk from the Town Centre and is within close proximity to shops, amenities and schooling. The home benefits from being full modernised through out, off street parking, gas central heating and double glazing.

## GROUND FLOOR

Entrance Hall with stairs to first floor, ground floor cloakroom w.c, kitchen comprising a range of modern wall and base units including integrated electric oven and hob with overhead extractor fan and ample space for a table and chairs. Living room to the rear with under stairs cupboard and French doors leading to the rear garden.

## FIRST FLOOR

Two good sized bedrooms, family bathroom comprising pedestal wash hand basin, low level w.c, panelled bath with overhead shower and part tiled walls.

## EXTERNALLY

Driveway providing parking for one vehicle, spacious garden to rear with shed.

PROPERTY CURRENTLY HAS SITTING TENANTS AND CAN BE SOLD WITH OR WITHOUT TENANTS

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended. N.B. Property photos, may slightly differ due to being taken prior to tenant moving into the property, viewing advised.



## GROUND FLOOR

### Entrance Hall

### Downstairs WC

### Kitchen

11'7" x 7'5" (3.55m x 2.28m)

### Living / Dining Room

14'6" x 10'6" (4.43m x 3.21m)

## FIRST FLOOR

## Landing

### Bedroom 1

14'6" x 8'9" (4.43m x 2.69m)

### Bedroom 2

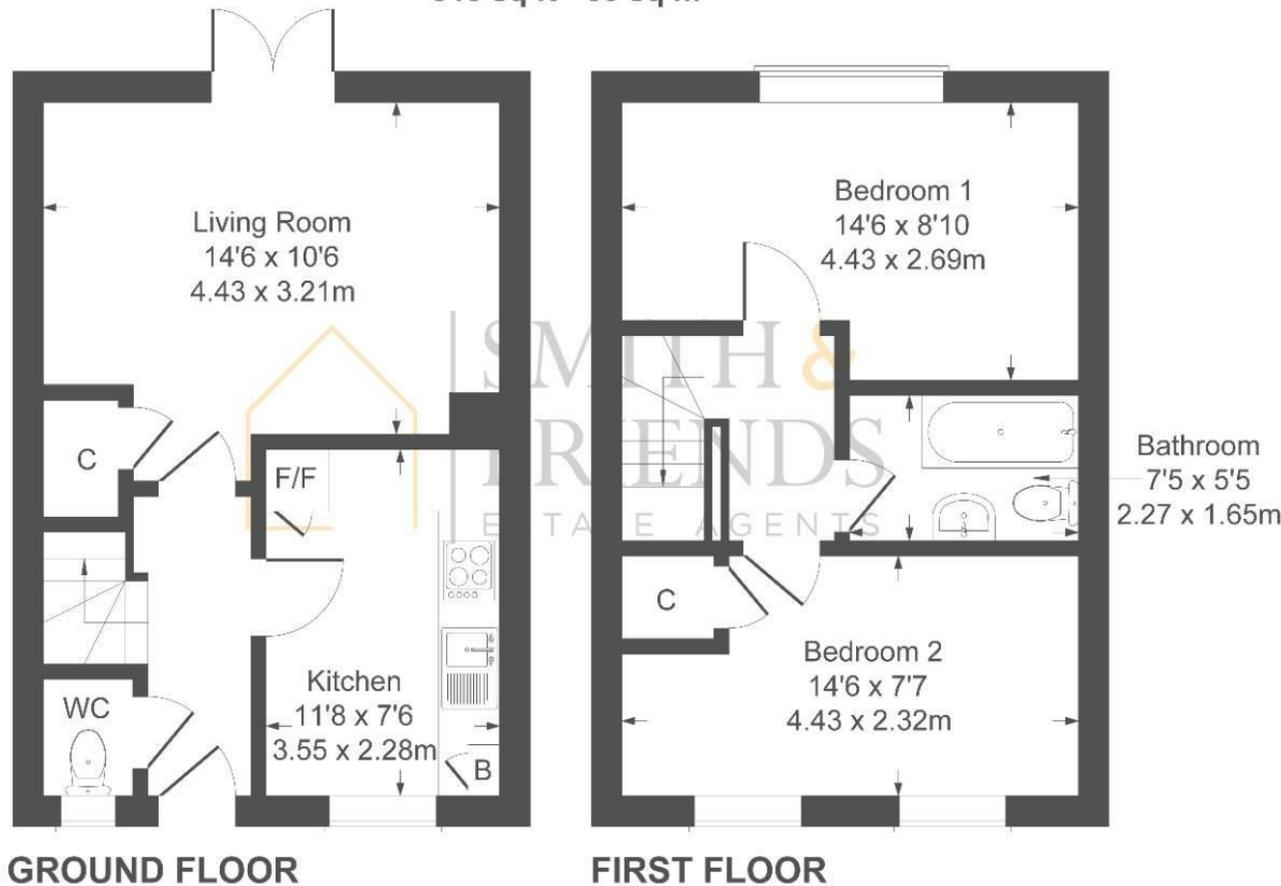
14'6" x 7'7" (4.43m x 2.32m)

### Family Bathroom

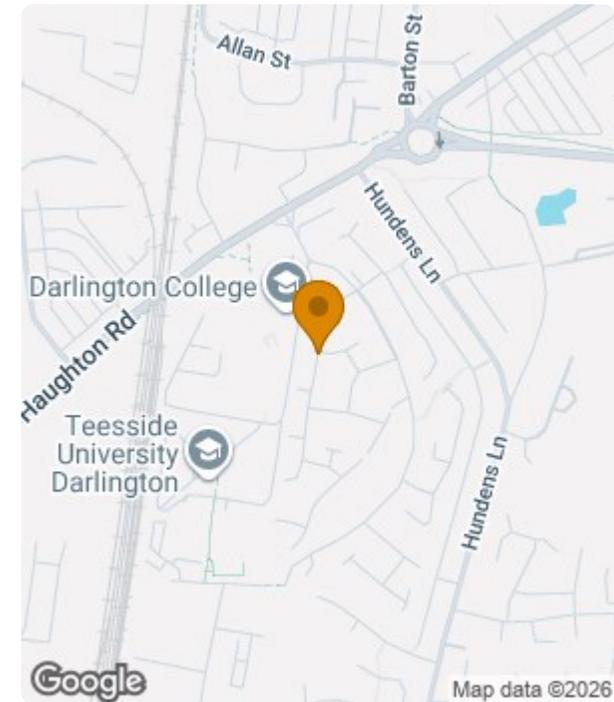
7'5" x 5'4" (2.27m x 1.65m)

# Burnet Drive, Darlington

Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 97        |
| (81-91) B                                   |  | 84                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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

