

North Rise, DL3 0LU
2 Bed - House - Semi-Detached
£115,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











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*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

Beautifully presented two bedroom semi-detached property located on this quiet cul-de-sac off Cumberland Street in the Harrowgate Hill area of Darlington which lies within easy reach of the Morrison's and Asda supermarkets along with transport links to the A1M and A66.

In brief the property comprises of; Entrance Hallway, Living Room, Separate Dining Room, and a Fitted Kitchen to the rear.
The First Floor provides a Landing, with Two Good Size Bedrooms and a Family Bathroom/W.C..

Externally, the property has gardens to both front and rear providing an excellent place to relax during those warmer months.

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

GROUND FLOOR

Hallway
6'00 x 3'10 (1.83m x 1.17m)

Living Room
12'07 x 10'05 (3.84m x 3.18m)

Dining Room
11'03 x 13'11 (3.43m x 4.24m)

Kitchen
12'10 x 6'04 (3.91m x 1.93m)

FIRST FLOOR

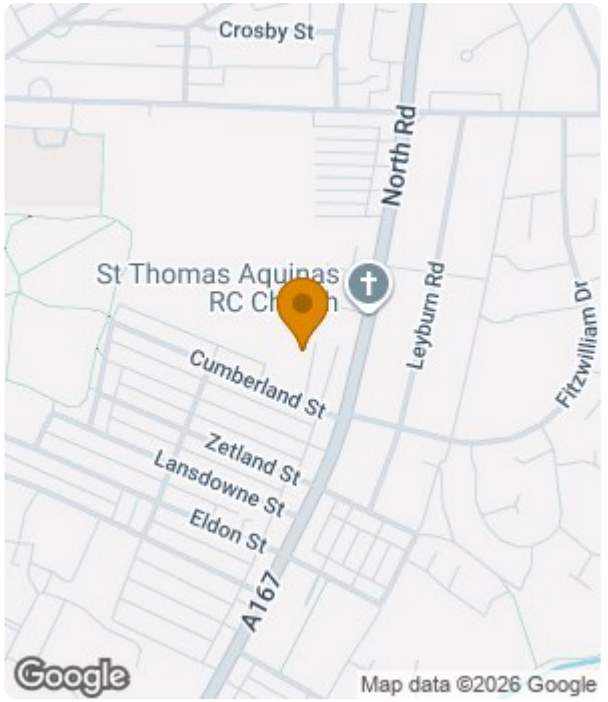
Landing
5'10 x 8'60 (1.78m x 2.44m)

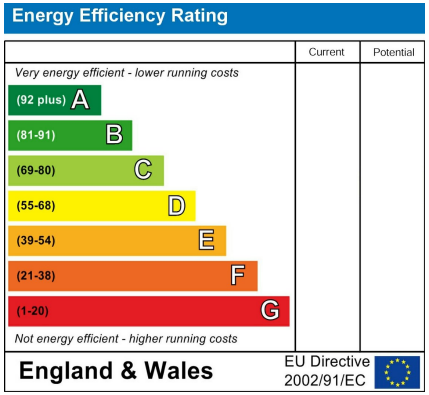
Bedroom 1
10'05 x 13'09 (3.18m x 4.19m)

Bedroom 2
13'09 x 8'05 (4.19m x 2.57m)

Family Bathroom
5'06 x 6'09 (1.68m x 2.06m)







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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