



Iris Grove, Darlington, DL1 1AU
3 Bed - House - Semi-Detached
£190,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Iris Grove, DL1 1AU

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

Perfect family home, this three bedroom semi-detached property standing on a favourable plot. Located on this modern development which is close to local amenities and the railway station.

It provides spacious and contemporary accommodation over three floors. Considerable thought has gone into the layout to use the space in the best way possible to provide versatile living, dining, relaxing and private space. In our opinion this home would appeal to a variety of buyers including first time buyer or growing family.

GROUND FLOOR

A light and airy entrance hallway giving a great first impression, ground floor cloakroom/w.c. with white suite, spacious kitchen/diner with ample space for a table and chairs, beautifully appointed kitchen with a range of modern units. The lounge is considered a good size with French doors leading to the West facing rear garden which has been well established, ideal for relaxing during those warmer months.

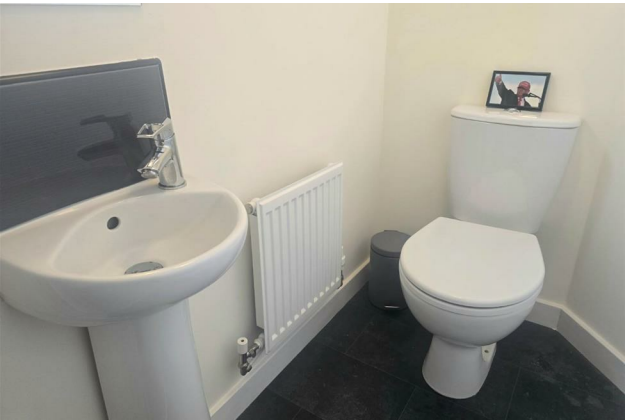
FIRST FLOOR

A landing with office space, two good sized bedrooms, a family bathroom with over head shower, useful lobby and staircase leading to the second floor. The stunning master bedroom can be found on the top floor with fitted wardrobes and contemporary en-suite facilities.

EXTERNALLY

There is an open lawned garden to the front and off street parking leading to a garage. The rear garden has a Westerly aspect and has been well established with a lawn, trees and shrubs. There is also a garden shed.

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



GROUND FLOOR

- Entrance Hall
7'1" x 3'8" (2.16m x 1.13m)
- Downstairs WC
3'2" x 4'8" (0.98m x 1.44m)
- Kitchen / Diner
13'6" x 11'6" (4.13m x 3.51m)
- Living Room
11'3" x 14'7" (3.44m x 4.45m)
- FIRST FLOOR
- Landing
12'4" x 6'6" (3.78m x 2.00m)
- Bedroom 2
9'6" x 14'7" (2.90m x 4.47m)

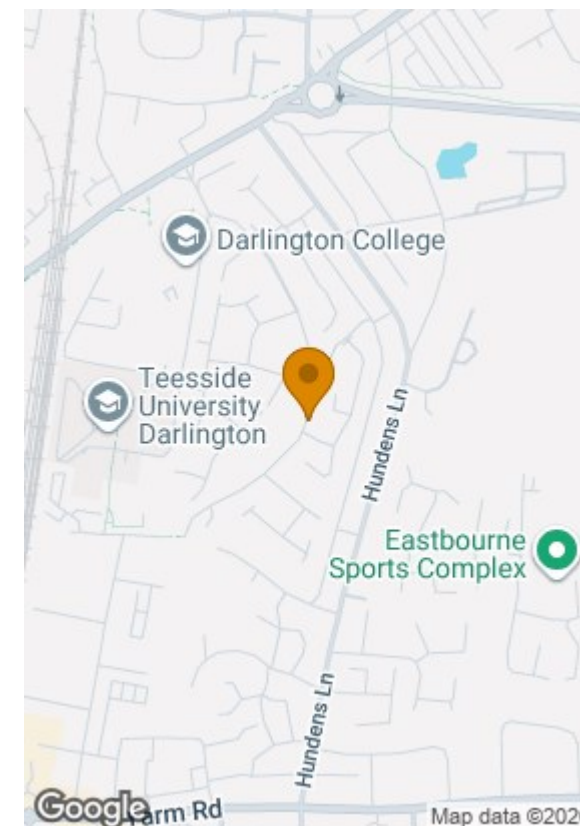
- Bedroom 3
9'9" x 7'11" (2.99m x 2.42m)
- Family Bathroom
5'5" x 7'11" (1.66m x 2.43m)
- Access Room
6'0" x 6'5" (1.83m x 1.97m)
- SECOND FLOOR
- Bedroom 1
17'4" x 14'7" (5.29m x 4.47m)
- En-Suite
5'10" x 7'7" (1.80m x 2.33m)
- SINGLE GARAGE
19'8" x 10'6" (6.00m x 3.22m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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