



Nestled on the charming Deneside Road in Darlington, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With a well-thought-out layout and the property boasts two inviting reception rooms. The property offers excellent potential for development.

This home is ideally situated, providing a balance of tranquillity and accessibility to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property on Deneside Road is a wonderful choice that combines practicality with a welcoming atmosphere and lovely aspect to the front. Do not miss the chance to make this your new home.

**Deneside Road, Darlington, DL3 9JA**  
**3 Bed - House - Semi-Detached**  
**£165,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



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ESTATE AGENTS

# Deneside Road, Darlington, DL3 9JA



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary 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		86	58
		EU Directive 2002/91/EC	

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