



**Iris Grove, Darlington, DL1 1AU**  
**2 Bed - House**  
**£155,000**

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



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



# Iris Grove, DL1 1AU

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

A fabulous and beautifully presented two bedroom semi detached property pleasantly positioned on a corner plot on this exclusive modern development in the Haughton area of Darlington. This quality contemporary home was built in 2015. It provides spacious, yet manageable, accommodation which, in our opinion, would appeal to a variety of buyers including a first time buyer, smaller family or as an investment opportunity.

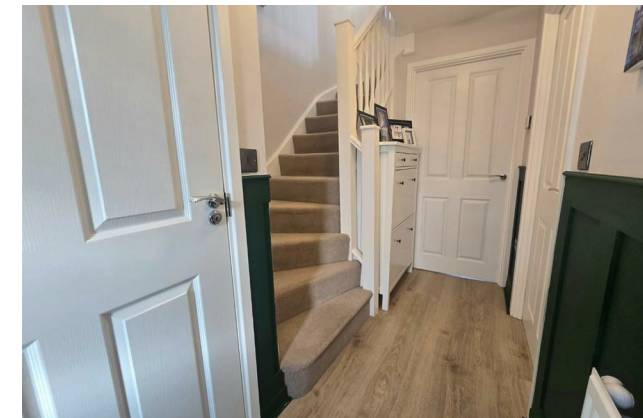
In brief the accommodation comprises of; a light and airy entrance hallway giving an excellent first impression, ground floor cloaks/w.c. with white suite, living room overlooking the rear with French doors which is considered a good size with a useful under stairs storage cupboard.

The luxurious, beautifully appointed kitchen/diner provides a quality range of modern units with split level cooking facilities and integrated appliances including washing machine and fridge/freezer.

The quality continues as you ascend to the first floor with a landing with hatch giving loft access, two good sized bedrooms and a bathroom/w.c. with well equipped white suite including bath with overhead shower.

Externally there is a hard surface driveway to the front allowing off street parking. Side access to the rear garden having been laid to lawn with a useful garden shed and an extended paved patio area ideal for relaxing during those warmer months.

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



## GROUND FLOOR

### Entrance Hall

3'9" x 11'1" (1.15m x 3.38m)

### Downstairs WC

2'11" x 4'8" (0.90m x 1.43m)

### Kitchen / Diner

7'6" x 11'7" (2.29m x 3.54m)

### Living Room

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

## FIRST FLOOR

### Landing

3'2" x 6'2" (0.99m x 1.90m)

### Bedroom 1

14'6" x 7'8" (4.44m x 2.34m)

### Bedroom 2

14'7" x 8'11" (4.45m x 2.72m)

### Family Bathroom

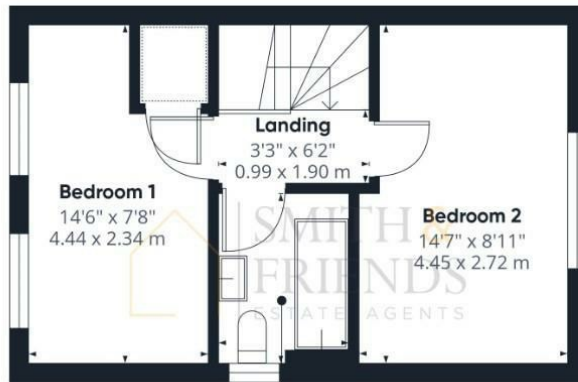
7'5" x 5'4" (2.27m x 1.65m)







Ground Floor



Floor 1



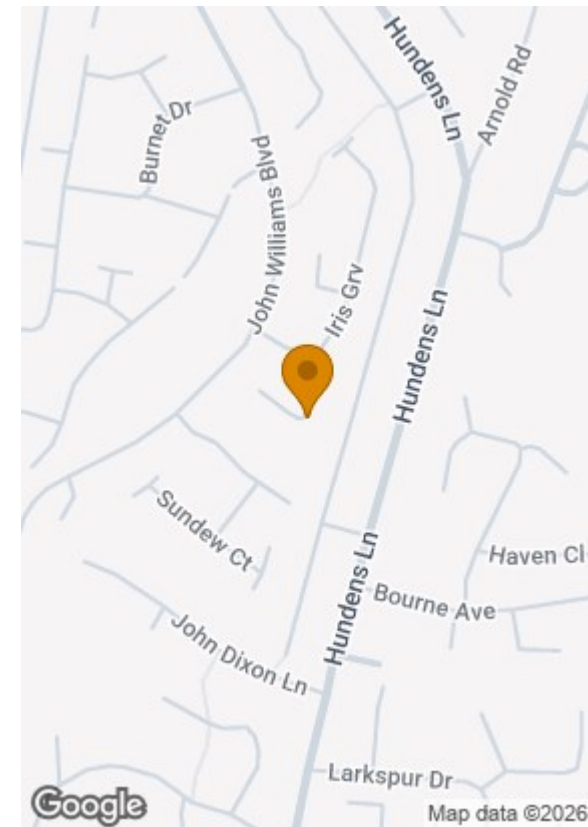
Approximate total area<sup>(1)</sup>

611 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	82
	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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