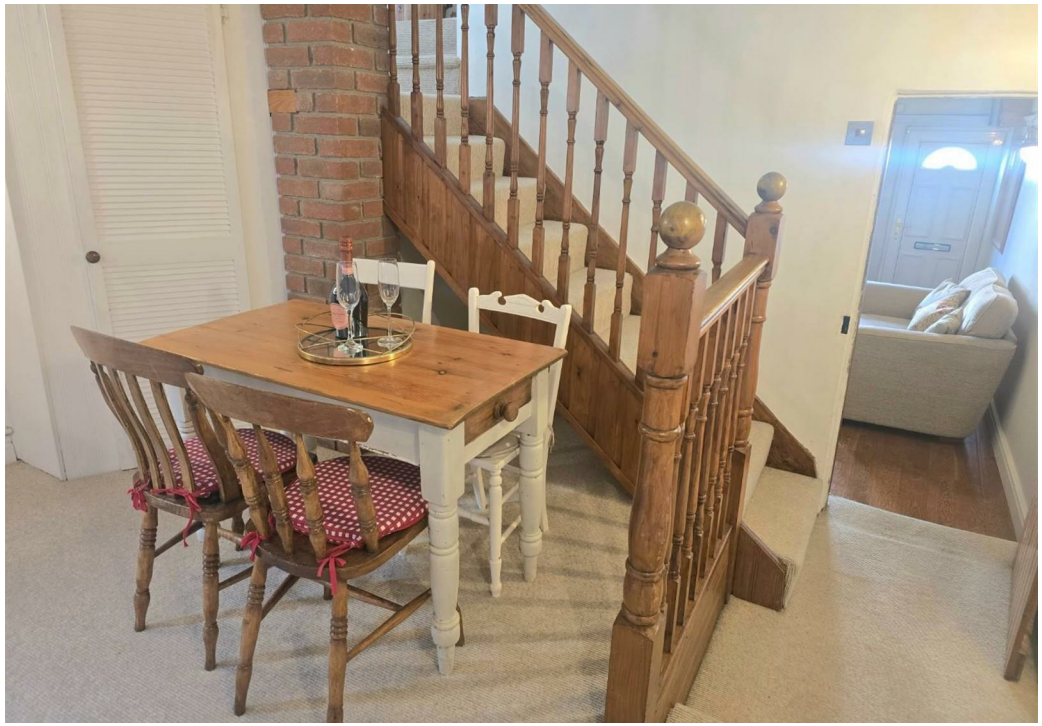
Darlington Road, Sadberge, Darlington, DL2 1SA
1 Bed - House
£129,995

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS



Darlington Road, Sadberge, DL2 1SA

*** NO CHAIN SALE ***
*** CHARMING ONE BEDROOM COTTAGE ***
*** OPPORTUNITY FOR INCOME POTENTIAL - VIA AIR B&B ***

This rare and charming one bedroom mid-terraced cottage, situated in the sought after village of Sadberge, on the outskirts of Darlington, with great transport links and close to local amenities'.

The property briefly comprises of a spacious living room with a lovely log fire at the heart of the room, leading to the rear of the property you will find an open plan kitchen / diner with a modern fitted kitchen and understairs storage.

The first floor has a landing, with a generous size bedroom to the front and a bathroom to the rear.

Externally, the property has a small bin store, and on-street parking to the front.

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

GROUND FLOOR

Living Room
11'6" x 15'1"

Kitchen / Diner
11'2" x 17'8"

FIRST FLOOR

Landing
3'3" x 2'2"

Bedroom 1
11'5" x 14'11"

Bathroom
9'1" x 3'1"

- NO CHAIN SALE
- CHARMING MID-TERRACED COTTAGE
- SPACIOUS BEDROOM WITH ORIGINAL FEATURES
- ATTRACTIVE LIVING WITH WOOD BURNING FIRE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- OPPORTUNITY FOR INCOME POTENTIAL - VIA AIR B&B

Ground Floor

Floor 1

Approximate total area(1)
626 ft²
58.1 m²

(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.

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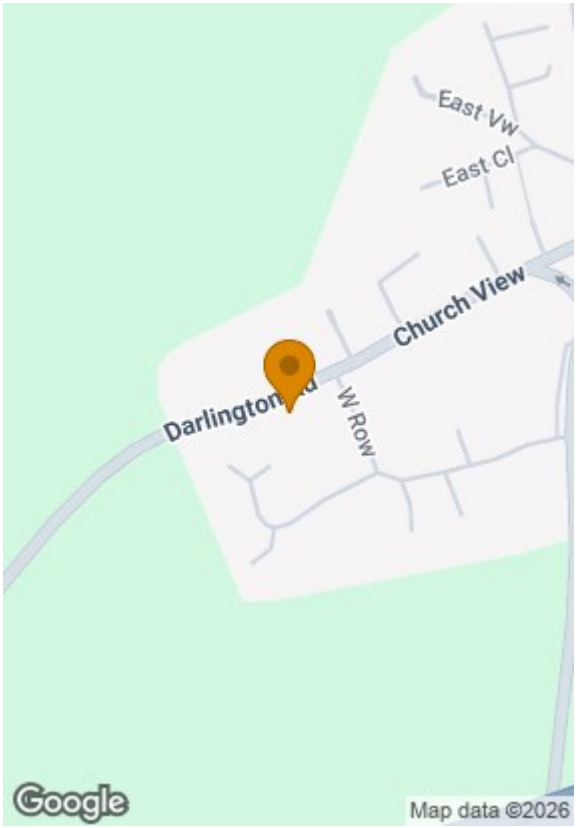

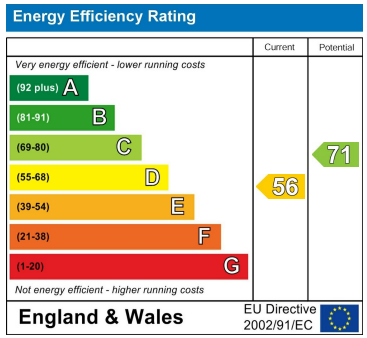

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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