**Meadowfield Road, Darlington, DL3 0DT**
**2 Bed - House - Semi-Detached**
**£146,995**

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

SMITH & FRIENDS
ESTATE AGENTS

# Meadowfield Road, DL3 0DT

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR LOOKING FOR BUY-TO-LET ***

On the market, this two bedroom semi-detached property, located in the sought after area of West Park, Darlington, close to local amenities, and transport links.

The property briefly comprises of; entrance hall leading to open-plan living / dining room, with a fitted kitchen to the rear.
The first floor provides a landing with two double bedrooms, (master with built-in wardrobes), family bathroom and a separate wc.

Externally, the property has a front garden, with ample of off-street parking, towards the rear is a detached single garage and a large rear garden.

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

**GROUND FLOOR**

**Entrance Hall**
**5'6" x 4'8" (1.70m x 1.43m)**

**Living Room**
**8'0" x 11'2" (2.46m x 3.42m)**

**Dining Room**
**13'9" x 11'1" (4.20m x 3.40m)**

**Kitchen**
**9'11" x 9'7" (3.03m x 2.93m)**

**FIRST FLOOR**

**Landing**
**2'6" x 10'11" (0.78m x 3.33m)**

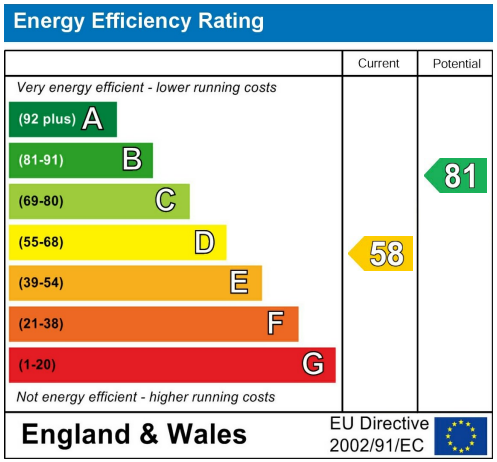
**Bedroom 1**
**8'7" x 11'2" (2.62m x 3.42m)**

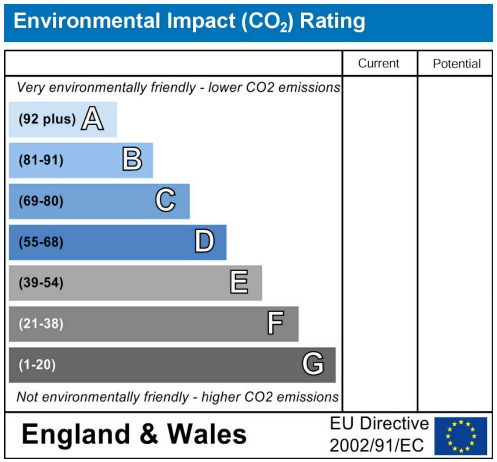
**Bedroom 2**
**9'3" x 11'2" (2.83m x 3.42m)**

**Family Bathroom**
**4'7" x 7'5" (1.42m x 2.27m)**

**Separate WC**
**2'9" x 5'1" (0.85m x 1.56m)**

**SINGLE GARAGE**


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
58
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
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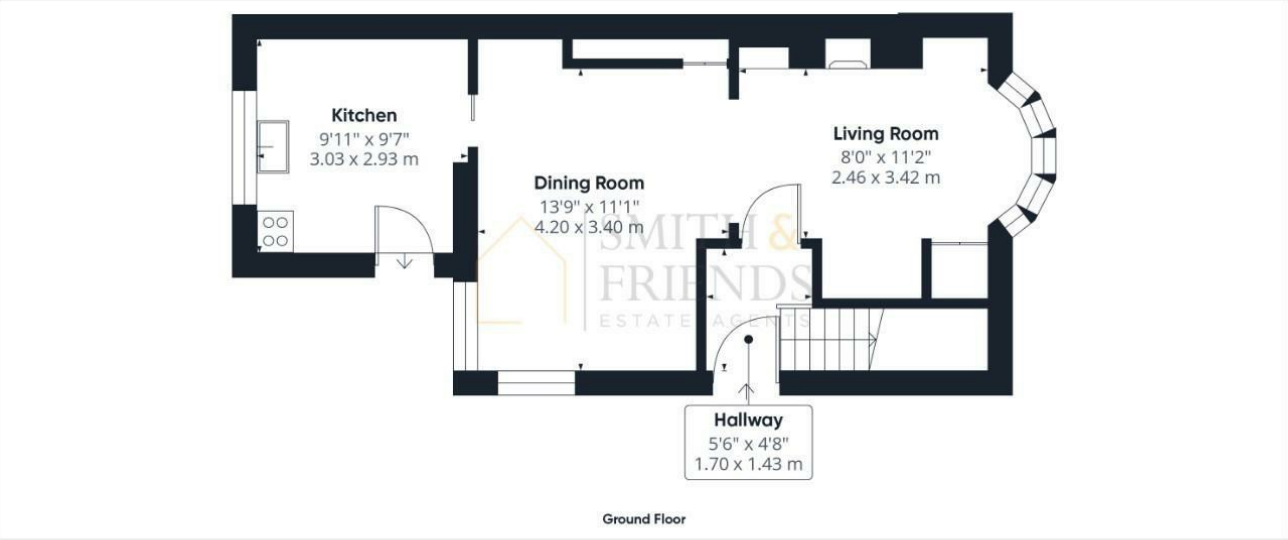


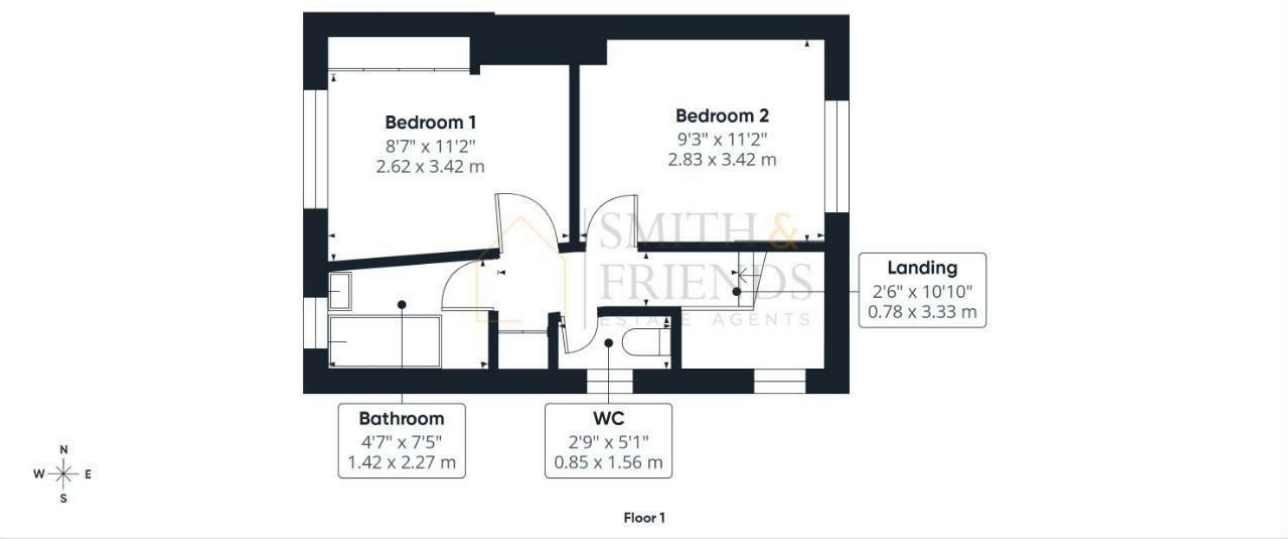


Approximate total area(1)

735 ft²

68.3 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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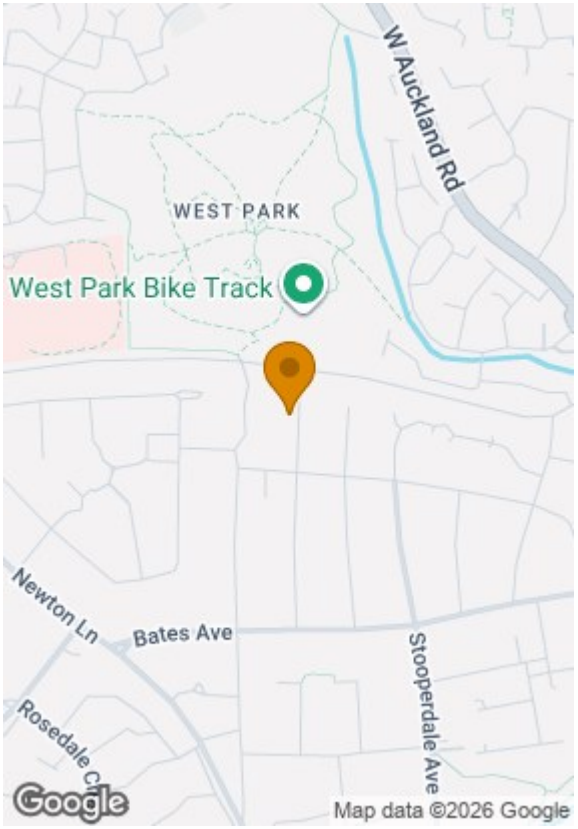


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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