



\*\* VIRTUAL TOUR AVAILABLE \*\*

\*\* COMPETITIVELY PRICED \*\* \*\* EXTREMELY POPULAR HARROWGATE HILL \*\*

\*\* SOUTH FACING GARDEN AND GARAGE \*\*

\*\* VIEWINGS STRONGLY RECOMMENDED \*\*

Located in this peaceful part of Darlington, the property overlooks a pleasant green to the front, and lies within walking distance of local shops, amenities and schooling. The A1(M) & A66 are both within easy reach ideal for those commuters and the town centre is only a short drive away.

The home provides spacious yet manageable accommodation and in our opinion will suit the needs of a variety of buyers including a first time buyer, family or as an investment opportunity.

Please Note: Council tax band B. EPC band D. Freehold basis.  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Kingsway, Darlington, DL1 3EY**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £135,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

It is in need of some updating which has been reflected within the asking price. There is uPVC Double Glazing, gas central heating and home is brought to the market with NO ONWARD CHAIN.

The accommodation is both light and airy, the generous reception room perfect to entertain family and friends. The three bedrooms will appeal to a growing family as will the rear garden along with the garage for secure parking or storage.

## GROUND FLOOR

Entrance hall with stairs to first floor. Through lounge/diner, with seating area to the front with a large window enjoying those views over the green. Feature fireplace, useful under stairs storage cupboard housing the gas boiler and ample space for dining to the rear of the room. Fitted kitchen providing a range of wall and base units with laminate work surfaces, incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, electric oven, cooker hood, uPVC window to the rear elevation and uPVC door leading to the garden.



## FIRST FLOOR

Landing with window to the side elevation allowing natural light and hatch allowing loft access. Three bedrooms, two excellent sized doubles, both with fitted wardrobes and a L-shaped single bedroom. Bathroom with coloured suite comprise panelled bath, pedestal wash hand basin, w.c. and cupboard housing the domestic hot water cylinder.



## EXTERNALLY

Open lawn garden to the front with pedestrian side access to a mature rear garden perfect for those warmer months, having that favourable southerly aspect thus gaining majority of the afternoon and evening sun. The garage features an up and over door, lighting and power, perfect for a DIY or mechanical enthusiast.



## ENTRANCE HALLWAY

### LOUNGE/DINER

15'2" x 21'3" (narrows to 10'3") (4.63 x 6.50 (narrows to 3.14))



### KITCHEN

7'8" x 10'9" (2.36 x 3.30)

## FIRST FLOOR LANDING

### BEDROOM

12'5" x 10'6" (3.80 x 3.21)

Rear



### BEDROOM

10'4" x 10'10" (narrows to 12'5") (3.16 x 3.31 (narrows to 3.81))

### BEDROOM

7'11" x 7'0" (2.43 x 2.14)

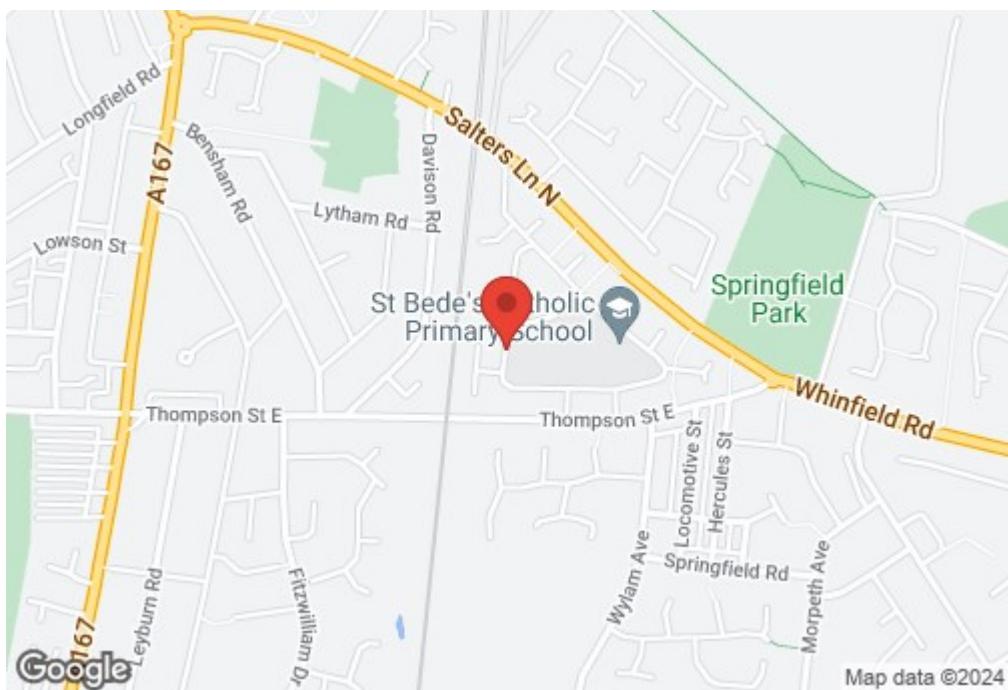
### BATHROOM/W.C

### FRONT ELEVATION

### REAR GARDEN

### GARAGE

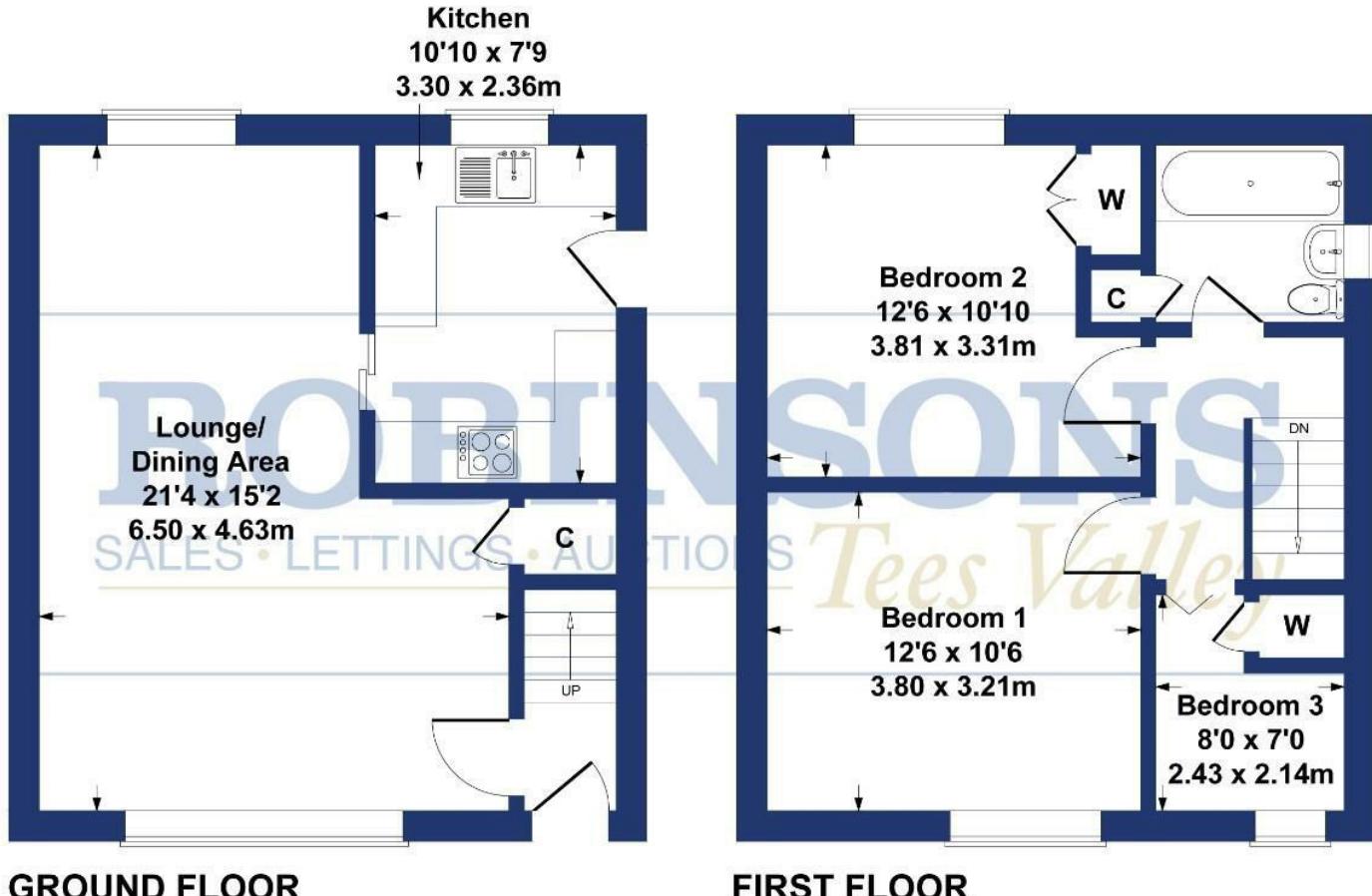
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# Kingsway

Approximate Gross Internal Area  
786 sq ft - 73 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		62
(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		

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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