



Holderness Drive, Darlington, DL2 2FE
3 Bed - House - Terraced
£195,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Holderness Drive, DL2 2FE

*** IDEAL FAMILY HOME FOR FIRST TIME BUYER OR FAMILY ***

*** OFF-STREET PARKING ***

A well-presented modern three bedroom, mid-terraced family home, located within the sought after West Park area of Darlington close to West Park's newly developed Garden Village with local amenities including supermarkets, hairdressers and other shops, making this an idea position for onward travel out of town with the A1(M) just two minutes' drive away.

The property briefly comprises of: Entrance Hallway, Downstairs WC, Good Sized Living / Dining Room with French Doors to the Rear Garden, and a Fitted Kitchen.

The First Floor provides a Landing, with Two Double Bedrooms (Master with En-Suite Shower Room), and One Single Bedroom (Currently used as a dressing room), and a Family Bathroom .

Externally, the property has a small garden to the front, whilst the rear of the property has an enclosed garden benefiting from being south facing, with a small patio area and well maintained lawn, in addition you will find off-street parking and a single garage.

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



GROUND FLOOR

Entrance Hall
4'4" x 11'10"

Downstairs WC
3'3" x 5'7"

Living / Dining Room
12'4" x 22'6"

Kitchen
10'0" x 10'0"

FIRST FLOOR

Landing
6'4" x 7'5"

Bedroom 1
8'7" x 13'7"

En-Suite
4'7" x 9'0"

Bedroom 2
12'5" x 9'0"

Bedroom 3
7'1" x 10'5"

Family Bathroom
7'8" x 5'7"

SINGLE GARAGE
9'2" x 17'6"







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1073 ft²
99.8 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.

GIRAFFE360



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			
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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

