

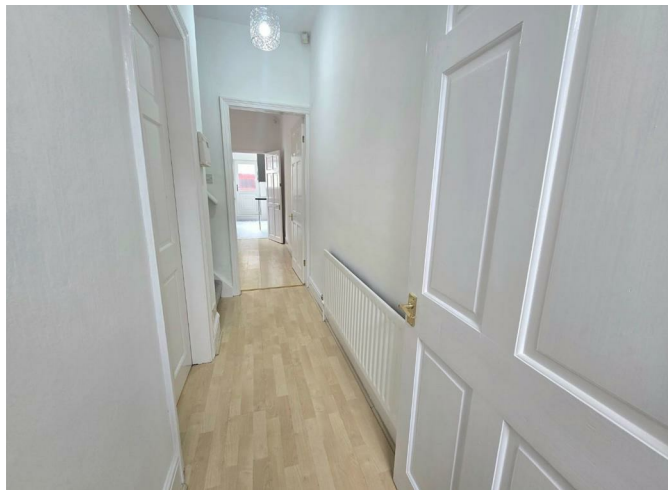


Mildred Street, DL3 6NG
2 Bed - House - Mid Terrace
£92,500

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Mildred Street, DL3 6NG

*** NO CHAIN SALE ***
*** NEW KITCHEN & BATHROOM FITTED IN APRIL 2026 ***

On the market, this lovely two bedroom mid-terraced house for sale within the sought after Dene area of Darlington. Just a short walk into Darlington town centre, this property is perfect for a first time buyer or an investor.

The property briefly comprises of; Entrance Porch, Hallway, Living Room, Separate Dining Room with large understairs storage cupboard, Fitted Kitchen with External access to the rear yard.

The first floor provides a Landing, two Double Bedrooms (Master Bedroom with Fitted Wardrobes) and a Modern Family Bathroom.

Externally, the property has an enclosed rear yard with a separate shed, whilst the front of the property has on-street parking.

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

GROUND FLOOR

Entrance Porch

3'2" x 3'5" (0.97m x 1.05m)

Hallway

3'1" x 10'4" (0.96m x 3.15m)

Living Room

10'5" x 11'0" (3.18m x 3.36m)

Dining Room

12'5" x 11'2" (3.80m x 3.41m)
Storage Room - 2.82m x 0.86m

Kitchen

6'0" x 12'4" (1.83m x 3.78m)

FIRST FLOOR

Landing

6'6" x 3'10" (1.99m x 1.18m)

Bedroom 1

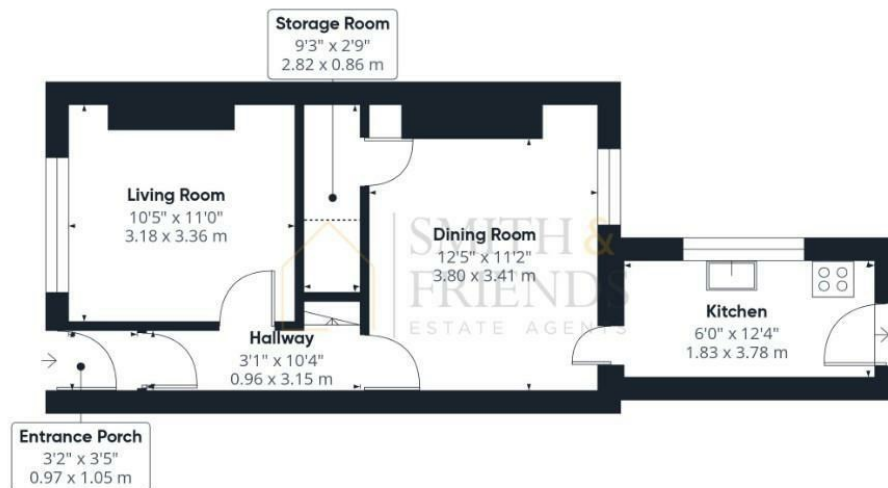
10'9" x 11'1" (3.30m x 3.38m)

Bedroom 2

7'4" x 14'4" (2.25m x 4.38m)

Family Bathroom

6'4" x 7'0" (1.94m x 2.15m)



Ground Floor



Floor 1



Approximate total area^m

732 ft²
67.8 m²

Reduced headroom

9 ft²
0.9 m²

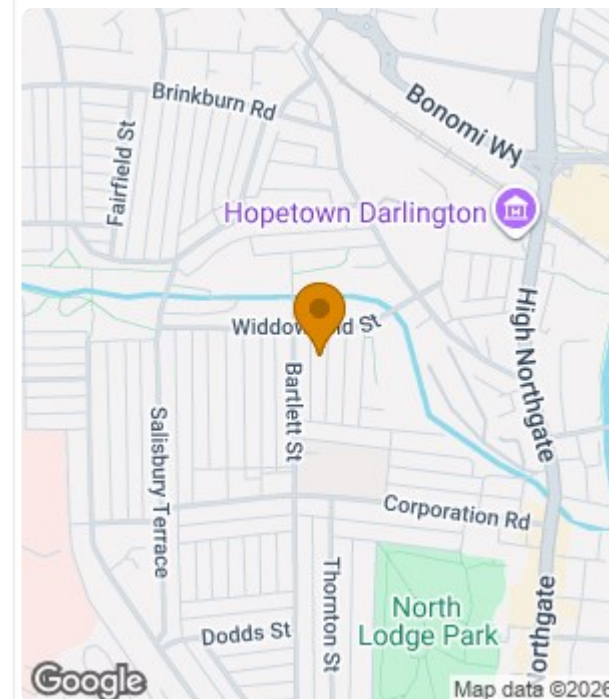
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		80
(55-68) D	62	
(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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