

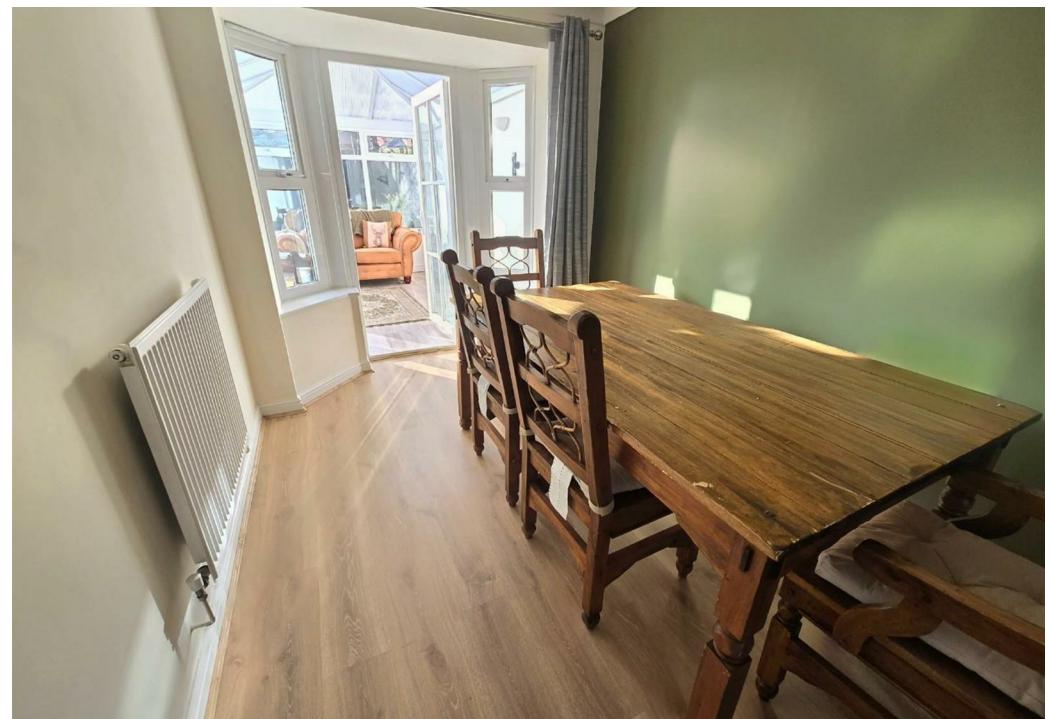
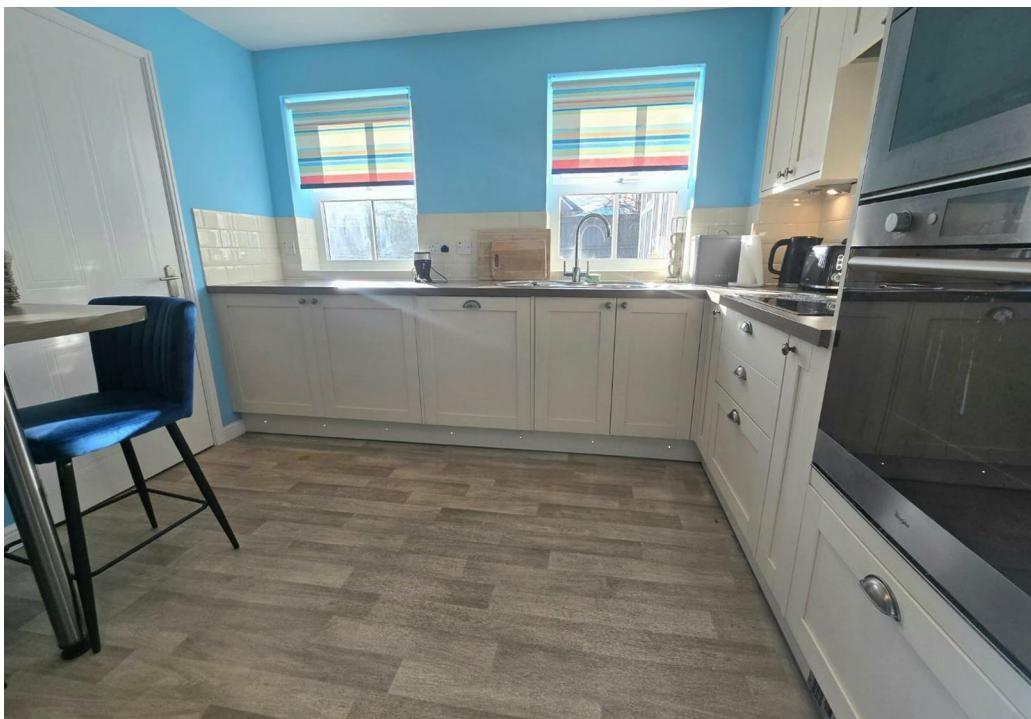


**Whitebridge Drive, Darlington, DL1 3TY**  
**3 Bed - House - Detached**  
**£220,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Whitebridge Drive, DL1 3TY

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* LOVELY FAMILY HOME \*\*\*

A lovely three bedroom detached family home, situated within the sought after area of Ashbrooke, Darlington. With good transport links and local amenities.

The property briefly comprises of; Entrance Hall, Open-Plan Living / Dining Room, Conservatory, Kitchen, Utility Store Room, Separate Utility, with Downstairs WC.

The first floor provides a Landing, Three Double Bedrooms (Master with Walk-Through Wardrobe Area & Spacious En-Suite Shower Room), and a Family Bathroom.

Externally, the property has a Small Lawn Area and a Driveway with Integral Garage. At the rear of the property is a well maintained lawn and a patio area.

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

## GROUND FLOOR

Entrance Hall

Living Room  
14'9" x 9'7"

Dining Room  
7'5" x 7'4"

Conservatory  
13'9" x 7'11"

Kitchen  
10'8" x 9'1"

Store Room  
7'10" x 6'1"

Utility Room  
4'7" x 3'2"

Downstairs WC

## FIRST FLOOR

Landing

Bedroom 1  
12'9" x 10'9"

En-Suite Shower Room  
8'7" x 4'4"

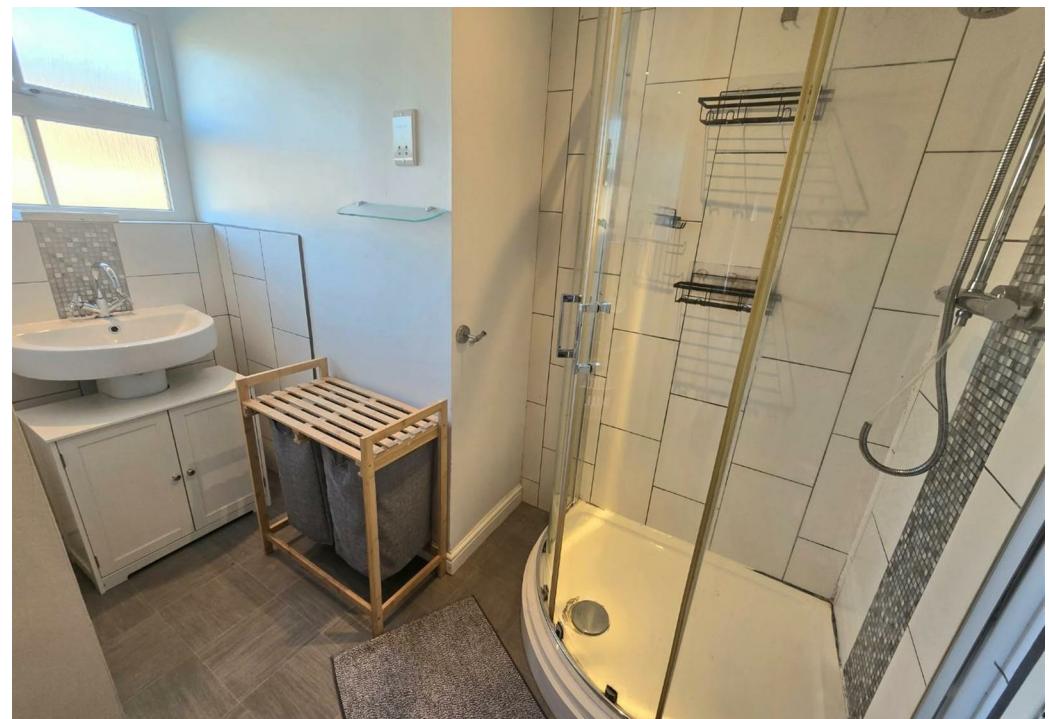
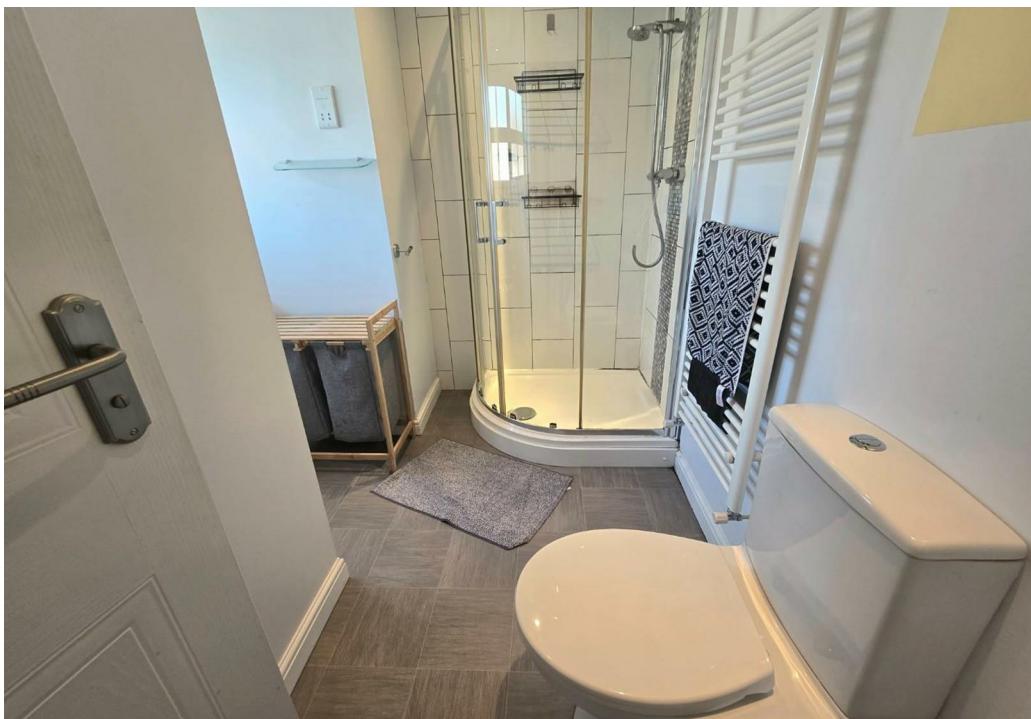
Bedroom 2  
9'6" x 8'7"

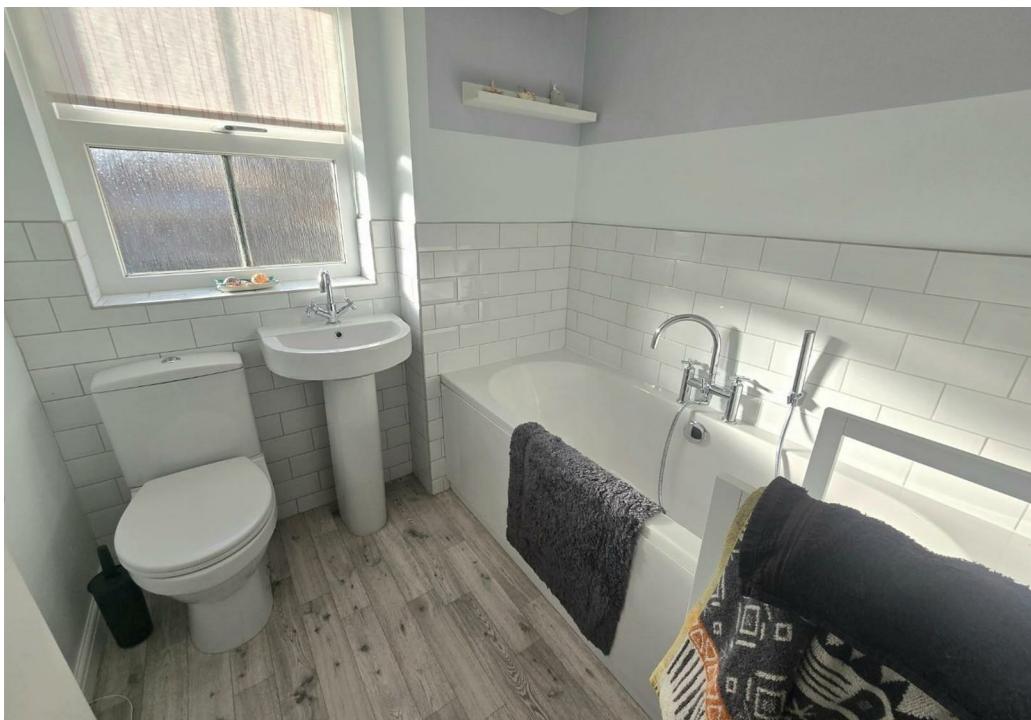
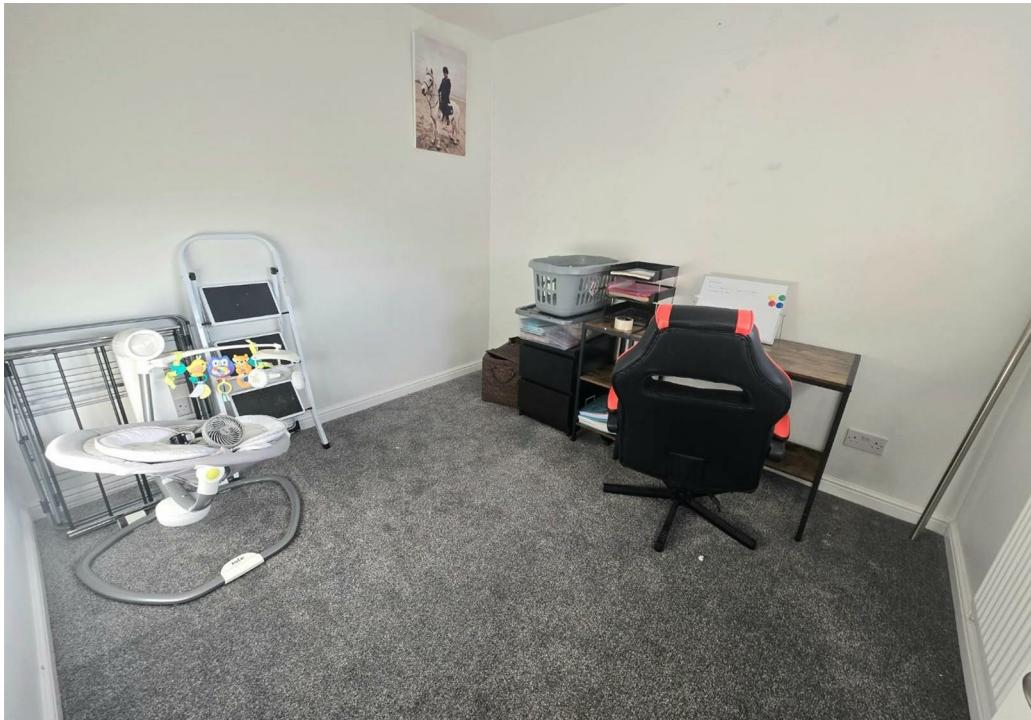
Bedroom 3  
9'8" x 6'5"

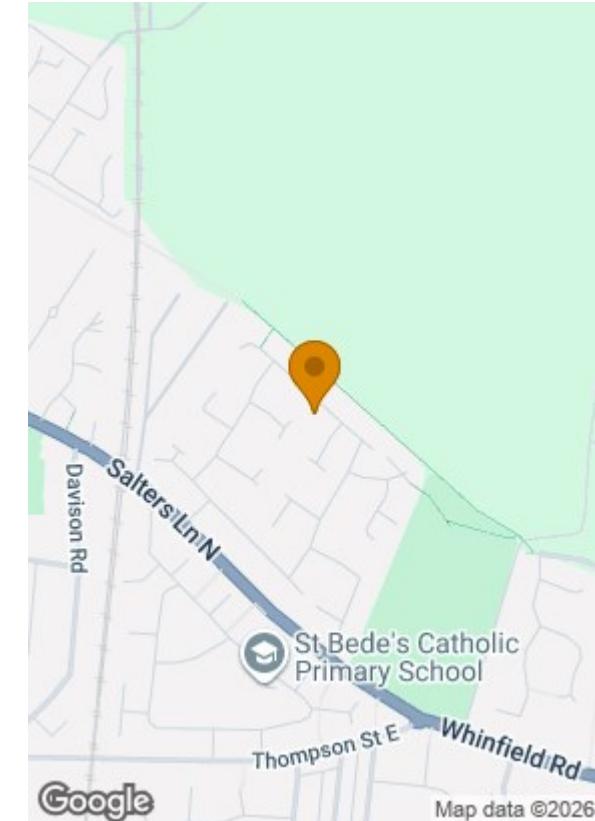
Family Bathroom  
6'1" x 6'0"

SINGLE GARAGE  
10'9" x 7'4"









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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