



**Hewitson Road, DL1 4NU**  
**2 Bed - House - Semi-Detached**  
**£80,000**

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



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# Hewitson Road, DL1 4NU

\*\*\*\*\* PUPLIC NOTICE\*\*\*\*\*

8 Hewitson Road. Darlington.  
We are acting in the sale of the above property and have received an offer of £75,000 on the above property.  
Any interested parties must submit any higher offers in writing to the se ling agent before exchange of contracts takes place  
\*\*\* SEMI DETACHED HOUSE \*\*. \*\* TWO BEDROOMS \*\*. \*\* ATTRACTIVE TREE LINED ROAD \*\*  
\*\* CLOSE TO AMENITIES \*\*. \*\* IN NEED OF IMPROVEMENT \*\*. \*\* EXCELLENT POTENTIAL \*\*

A two bedroom semi detached house in the popular Eastbourne area of Darlington close to local amenities. In an attractive tree lined road with the benefit of front and rear gardens and potential off street parking to the front.

The property is in need of modernisation and improvement which is reflected in the competitive asking price but offers excellent potential.

Hewitson Road is located off Harris Street in a convenient location close to local shops on Yarm Road, a local public house, schools for all age groups, a local park and regular bus services to the town centre.

## GROUND FLOOR

### Entrance Hall

### Lounge

12'10 into bay x 13'4 into alcoves (3.66m'3.05m into bay x 3.96m'1.22m into alcoves)

### Kitchen

13'4 x 9'0 (3.96m'1.22m x 2.74m'0.00m)

## FIRST FLOOR

### Landing

### Bedroom 1

10'10 x 13'4 into alcoves (3.05m'3.05m x 3.96m'1.22m into alcoves)

### Bedroom 2

9'0 x 7'8 (2.74m'0.00m x 2.13m'2.44m)

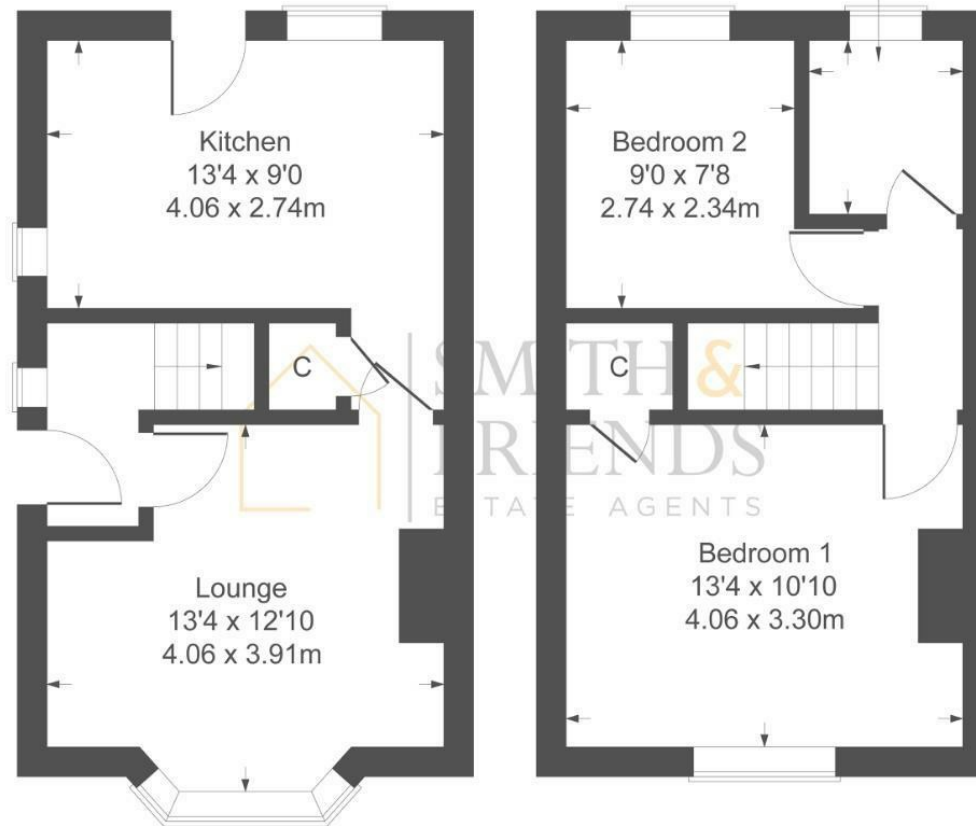
### Bathroom/ wc

5'10 x 5'4 (1.52m'3.05m x 1.52m'1.22m)



# Hewitson Road

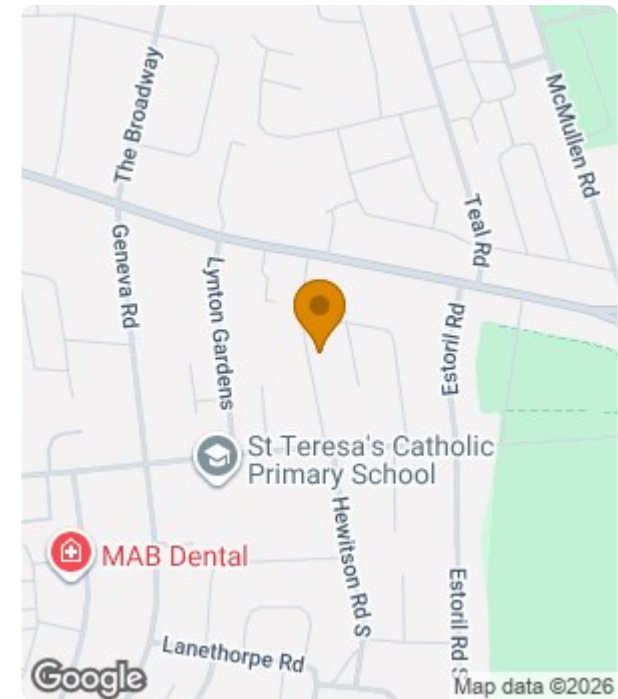
Approximate Gross Internal Area  
642 sq ft - 60 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| 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                             | 66                      | 80        |
|                                             | 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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