

Baldwin Lane, DL1 1QA
3 Bed - House - Semi-Detached
£169,950

Council Tax Band: B
EPC Rating: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS


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Baldwin Lane, DL1 1QA

*** AMPLE OF OFF STREET PARKING ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY TO LET ***

This lovely three bedroom end-terraced property situated within a sought after area of Darlington, close to local amenities.

The property briefly comprises of; Entrance Hallway, Living Room, Open-Plan Kitchen / Diner, with French Doors to the Rear Garden, Downstairs WC and a Spacious Storage Cupboard.

The First Floor provides a Landing, Three Bedrooms (Master with En-Suite Shower Room), and a Three Piece Family Bathroom.

Externally, the property has Two Parking Spaces to the Front of the property and a well maintained Rear Garden.

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





GROUND FLOOR

Entrance Hall
5'8" x 6'2" (1.73m x 1.89m)

Living Room
13'10" x 12'0" (4.23m x 3.68m)

Kitchen / Diner
9'3" x 15'4" (2.83m x 4.68m)

Downstairs WC
3'4" x 5'11" (1.03m x 1.82m)

FIRST FLOOR

Landing
4'11" x 6'9" (1.50m x 2.07m)

Bedroom 1
11'0" x 9'9" (3.37m x 2.98m)

En-Suite Shower Room
5'8" x 5'6" (1.75m x 1.68m)

Bedroom 2
10'8" x 8'8" (3.27m x 2.65m)

Bedroom 3
11'7" x 6'7" (3.54m x 2.01m)

Family Bathroom
6'7" x 5'7" (2.03m x 1.71m)



Approximate total area(1)

785 ft²

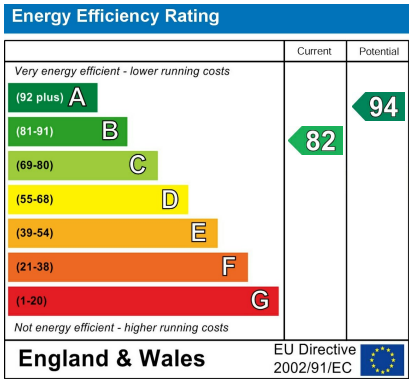
73 m²

(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





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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