

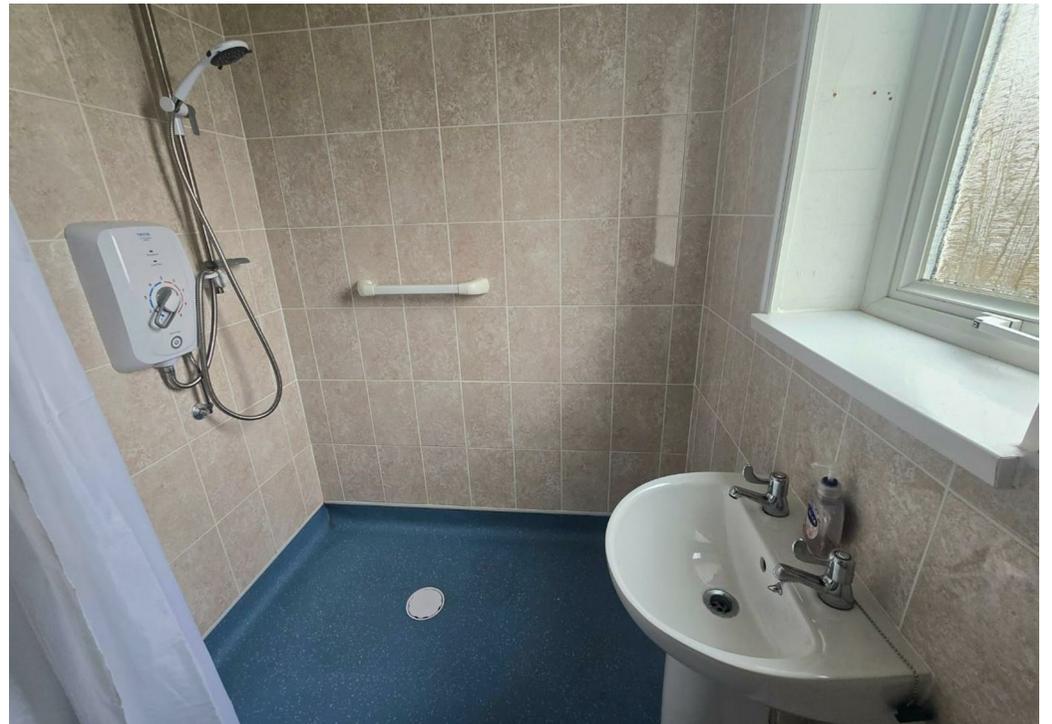


**Somerset Grove, DL1 2LL**  
**3 Bed - House - Semi-Detached**  
**£155,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Somerset Grove, DL1 2LL

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

\*\*\* GENEROUS SIZED CORNER PLOT \*\*\*

Tucked away at the end of a quiet cul-de-sac, Somerset Grove offers a wonderful opportunity to acquire an three-bedroom semi-detached home situated on a generous corner plot in the sought-after Haughton area of Darlington. The Haughton area of Darlington, has excellent local amenities close by and families will appreciate the friendly community atmosphere, nearby parks and green spaces, well-regarded schools, local shops, and recreational facilities which are all within easy reach. There are also convenient transport links to Darlington town centre, the A66, and the A1(M), making it ideal for commuters.

The property briefly comprises of; Entrance Hall, Two Generous Reception Rooms, consisting of Living Room at the Front, and Dining Room towards the rear, and a good size kitchen with access to rear garden. The first floor has a Landing, with Master Bedroom to the front of the property with built-in wardrobes, Two Further Bedrooms at the rear of the property and a Wet Room/WC.

Externally, the property is positioned at the end of a cul-de-sac, on a large plot, with ample of off-street parking to the front and side of the property, well maintained lawns to the front and side, whilst the rear of the property has a low maintenance garden, Detached Garage & Outbuilding.

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

## FIRST FLOOR

### Hallway

6'0" x 2'9" (1.85m x 0.86m)

### Living Room

11'9" x 14'6" (3.60m x 4.42m)

### Dining Room

10'10" x 14'6" (3.31m x 4.42m)

### Kitchen

7'10" x 13'8" (2.40m x 4.17m)

## FIRST FLOOR

### Landing

2'11" x 8'10" (0.90m x 2.71m)

## Hallway

### Bedroom 1

11'8" x 12'7" (3.58m x 3.84m)

### Bedroom 2

7'10" x 13'10" (2.39m x 4.22m)

### Bedroom 3

7'10" x 9'10" (2.40m x 3.02m)

### Bathroom

6'1" x 5'3" (1.86m x 1.62m)

## DETACHED GARAGE & OUTBUILDING





Ground Floor



Floor 1

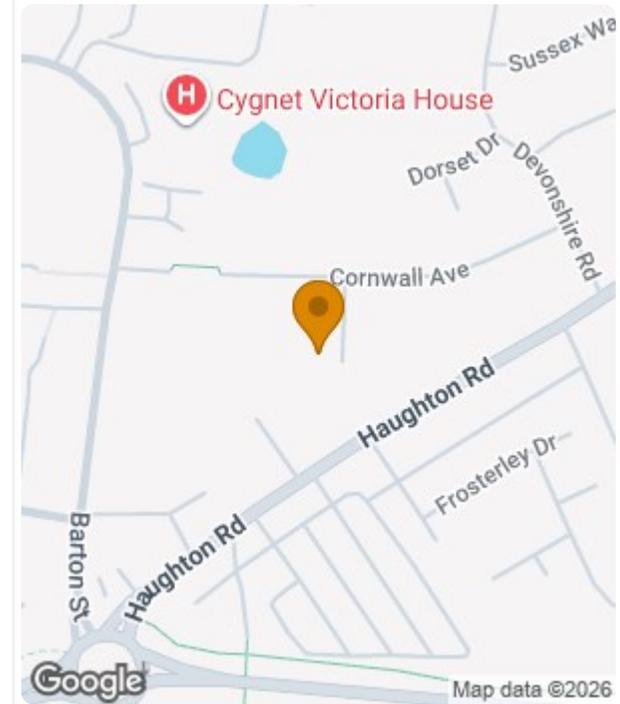


Approximate total area<sup>1)</sup>  
898 ft<sup>2</sup>  
83.5 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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