



**** EXTENDED FAMILY HOME ** ** NO ONWARD CHAIN ** ** TWO RECEPTION ROOMS ****
**** CLOSE TO TOWN CENTRE and HOSPITAL ****

Smith & Friends Estate Agents welcome this attractive double bay semi detached property to the market, nicely located in this convenient part of Darlington, within walking distance of the Memorial Hospital and a host of shops and amenities to the town centre. The home has been well cared for and maintained, featuring uPVC double glazing and gas central heating via a Worcester Combi boiler. Some updating required, which has been reflected within the asking price. Driveway to the front, (some restricted vehicle access), manageable rear garden and good size bedrooms, perfect for a growing family.

Viewings come a stronger recommended to appreciate the potential of this home which will certainly suit the needs of a variety of buyers.

Please Note: Council tax band B. Freehold basis. EPC Band D
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Witbank Road, Darlington, DL3 6SB

3 Bed - House - Semi-Detached

£149,950

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Witbank Road, Darlington, DL3 6SB



GROUND FLOOR

Entrance hall with stairs to first floor. Light and airy lounge to the front with feature fireplace and flame effect gas fire and bay window, flooding the room with natural light. Separate dining room, ideal for entertaining family and friends, also with a feature fireplace and windows to both the side and rear elevations. Fitted kitchen completes the ground floor with a range of units, laminate work surfaces, incorporating a stainless steel sink unit with mixer tap and wall mounted with combi boiler.

FIRST FLOOR

Landing with hatch allowing loft access and three well dressed bedrooms, the master of particular size also with an attractive bay window. To complete the internal accommodation is a shower room with shower cubicle, basin and w.c.

EXTERNALLY

Manageable gardens to both front and rear. Driveway to the front (with restricted access). Pedestrian access to the rear garden which has been laid to lawn with borders, a great place to relax during those warmer months.

ENTRANCE HALL

LOUNGE

13'10" x 10'11" (4.22m x 3.33m)

DINING ROOM

13'10" x 10'10" (4.22m x 3.32m)

KITCHEN

FIRST FLOOR LANDING

BEDROOM

13'10" x 11'1" (4.22m x 3.38m)

BEDROOM

14'4" x 5'4" (4.38m x 1.63m)

BEDROOM

7'8" x 8'0" (2.34m x 2.44m)

SHOWER ROOM/W.C.

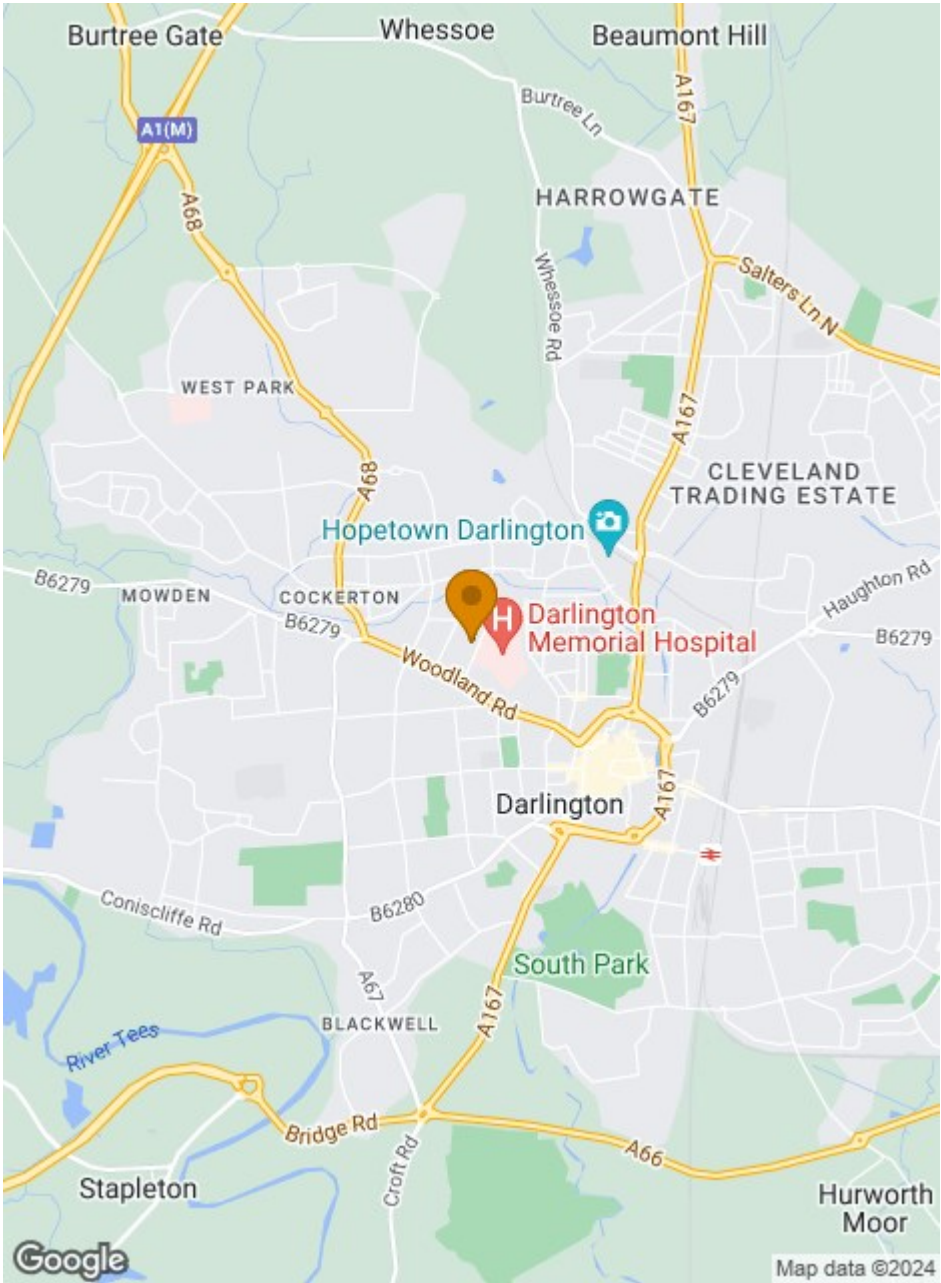
5'4" x 6'11" (1.64m x 2.13m)

FRONT EXTERNAL

REAR GARDEN



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC