



**\*\* DECEPTIVELY SPACIOUS \*\* \*\* EVER POPULAR EASTBOURNE AREA \*\* \*\* NO ONWARD CHAIN \*\***  
**\*\* WALKING DISTANCE to TRAIN STATION and TOWN CENTRE \*\***

Good size two bedroom, two reception room mid terrace property located in this popular part of Darlington which lies within easy reach of local shops, amenities and schooling. The home is in need of some updating which has been reflected within the asking price however, the size and versatility is a must view.

There are uPVC double glazed windows, gas central heating and a rear yard with timber gated access.

The home, in our opinion will appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity.

Please Note: Council tax band A. EPC Band E.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Belgrave Street, Darlington, DL1 4AN**

**2 Bed - House - Terraced**

**Offers In The Region Of £75,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Belgrave Street, Darlington, DL1 4AN



### GROUND FLOOR

Entrance vestibule with glazed door leading to a hallway with a good sized cupboard, lounge to the front and separate dining room ideal for entertaining family and friends, there is a door to the stairs. Fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit, cooker point and plumbing for a washing machine. Off the kitchen is a useful rear lobby and ground floor shower room with double walk in shower, basin and w.c..

### FIRST FLOOR

Landing opening to the bedrooms, both doubles, the master is a particularly good size, including two fitted wardrobes and the rear bedroom has two cupboards.

### EXTERNALLY

Enclosed yard to rear with timber gated access potential for off-street parking (restricted vehicle access).

### ENTRANCE VESTIBULE

### LOUNGE

12'4" x 12'11" (3.77 x 3.96)

### DINING ROOM

12'8" x 14'1" (3.88 x 4.31)

### KITCHEN

9'9" x 5'6" (2.98 x 1.68)

### REAR LOBBY

### SHOWER ROOM/W.C.

### FIRST FLOOR LANDING

### BEDROOM

12'11" x 15'11" (3.95 x 4.86)

### BEDROOM

12'7" x 14'1" (3.86 x 4.30)

### FRONT EXTERNAL

### REAR YARD



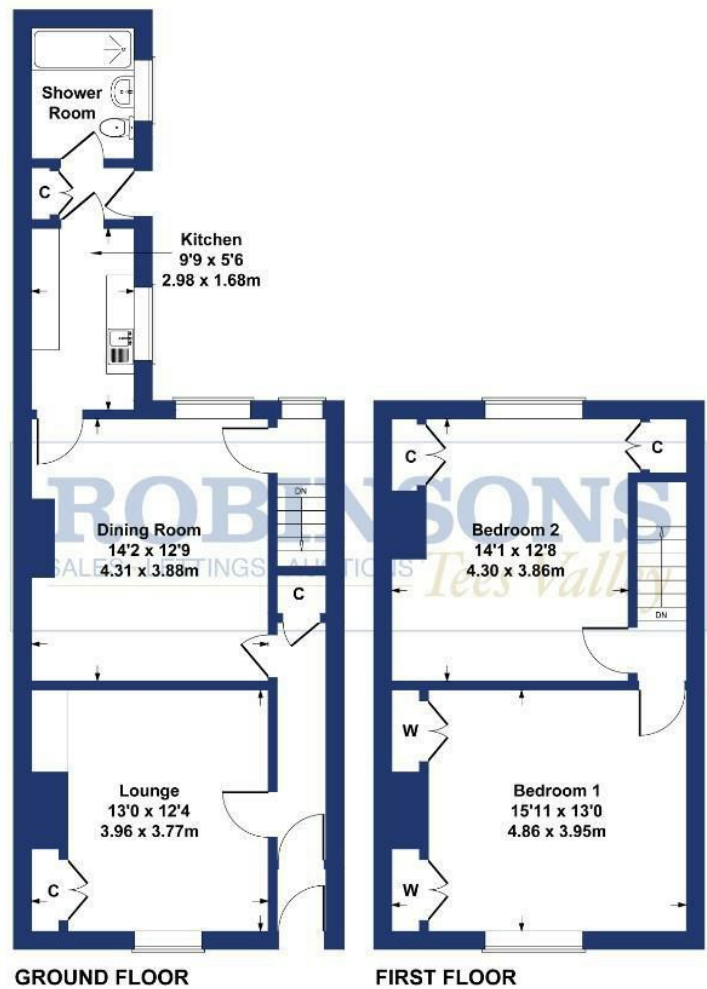
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**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

Belgrave Street, Darlington, DL1 4AN

Belgrave Street  
Approximate Gross Internal Area  
990 sq ft - 92 sq m

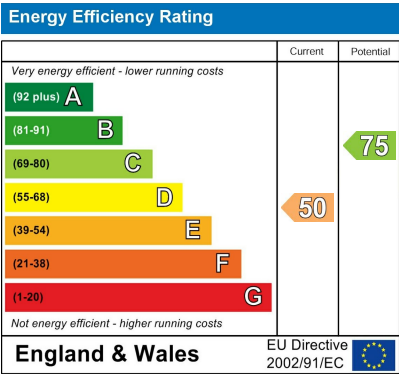


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023

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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