



**\*\*BEAUTIFULLY PRESENTED\*\* \*\*THREE GOOD SIZED BEDROOMS\*\* \*\*MODERN KITCHEN\*\* \*\*ENSUITE\*\* \*\*GARAGE\*\* \*\*GARDEN\*\* \*\*POPULAR LOCATION\*\* \*\*NO ONWARD CHAIN\*\***

We are delighted to offer for sale this pleasantly positioned home on this choice cul de sac on the highly sought after High Grange development. The property which benefits from UPVC double glazing and gas central heating, lies close to local amenities including shops, schooling and Cockerton village. Good transport links to the A1(M) and train station are also within easy reach. In our opinion the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.,

Please Note: Council tax band C. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing

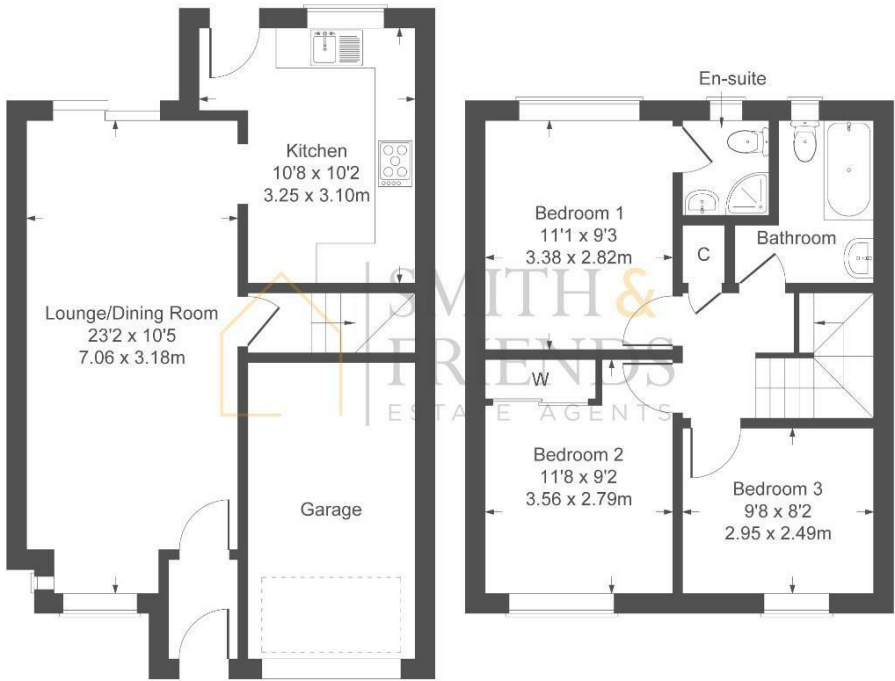
**Abbotsfield Way, Darlington, DL3 0GB**  
**3 Bedroom - House - Semi-Detached**  
**Offers In The Region Of £190,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: C**





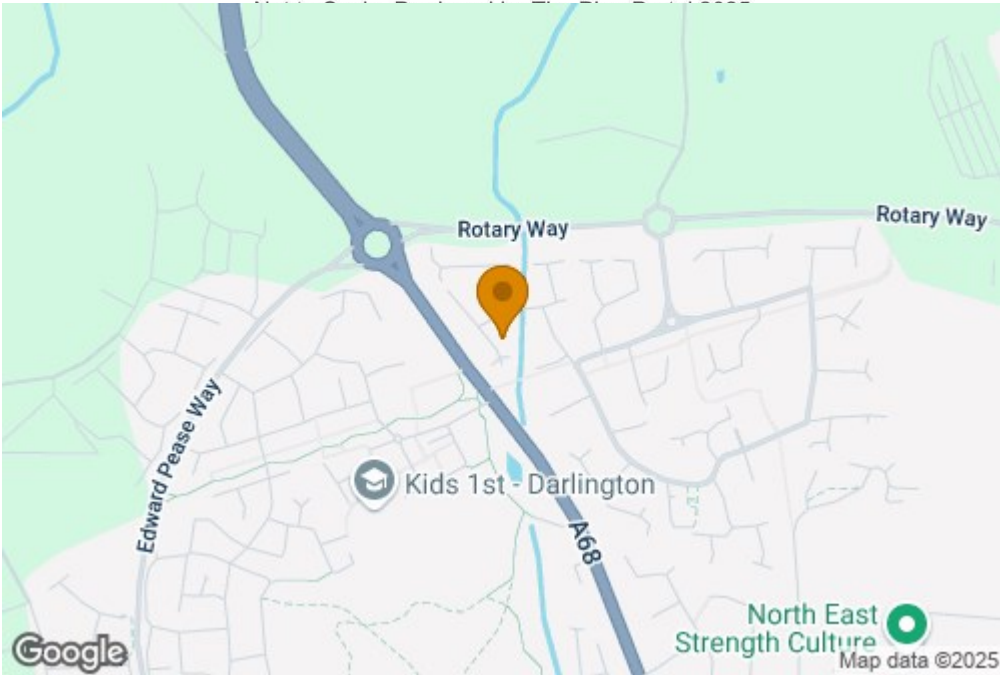
Abbotsfield Way, DL3 0GB

Approximate Gross Internal Area  
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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	EU Directive 2002/91/EC	

