



\*\*\*\*\*Public Notice\*\*\*\*\*

Smith and Friends are now in receipt of an offer for the sum of £72,000 for 106 Borough Road, Darlington, County Durham, DL1 1SW. Anyone wishing to place an offer on the property should contact Smith and Friends, 7-7a Duke Street, Darlington, County Durham, DL3 7RX, before exchange of contracts.

**\*\* MID TERRACE HOUSE \*\*\* THREE BEDROOMS\*\*\* TWO RECEPTION ROOMS \*\***  
**\*\* EXCELLENT INVESTMENT PROPERTY \*\*\* CLOSE TO THE TOWN CENTRE \*\***

Spacious three bedroom mid terrace house located off Houghton Road close to local amenities and within walking distance of the town centre.

The property offers family sized accommodation with the benefit of electric heating, partial Upvc double glazing and a modern fitted kitchen and fully tiled bathroom.

Previously an HMO the property would be an ideal investment opportunity for a landlord/ investor looking for a buy to let property.

The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, Lounge, Dining Room, fitted Kitchen, ground floor Bathroom/ wc with a white suite, Landing and three good sized Bedrooms on the first floor. There is a good sized, enclosed yard to the rear.

all services/appliances have not and will not be tested.

**Borough Road, Darlington, DL1 1SW**

**3 Bed - House - Mid Terrace**

**£72,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Borough Road, Darlington, DL1 1SW**



**GROUND FLOOR**

**Entrance Vestibule**

**Entrance Hall**

**Lounge**

**11'8 x 10'10 (3.35m'2.44m x 3.05m'3.05m)**

**Dining Room**

**12'2 x 10'10 (3.66m'0.61m x 3.05m'3.05m)**

**Kitchen**

**11'10 x 6'10 (3.35m'3.05m x 1.83m'3.05m)**

**Bathroom/ wc**

**7'0 x 6'0 (2.13m'0.00m x 1.83m'0.00m)**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**16'0 x 10'10 (4.88m'0.00m x 3.05m'3.05m)**

**Bedroom 2**

**10'10 x 9'4 (3.05m'3.05m x 2.74m'1.22m)**

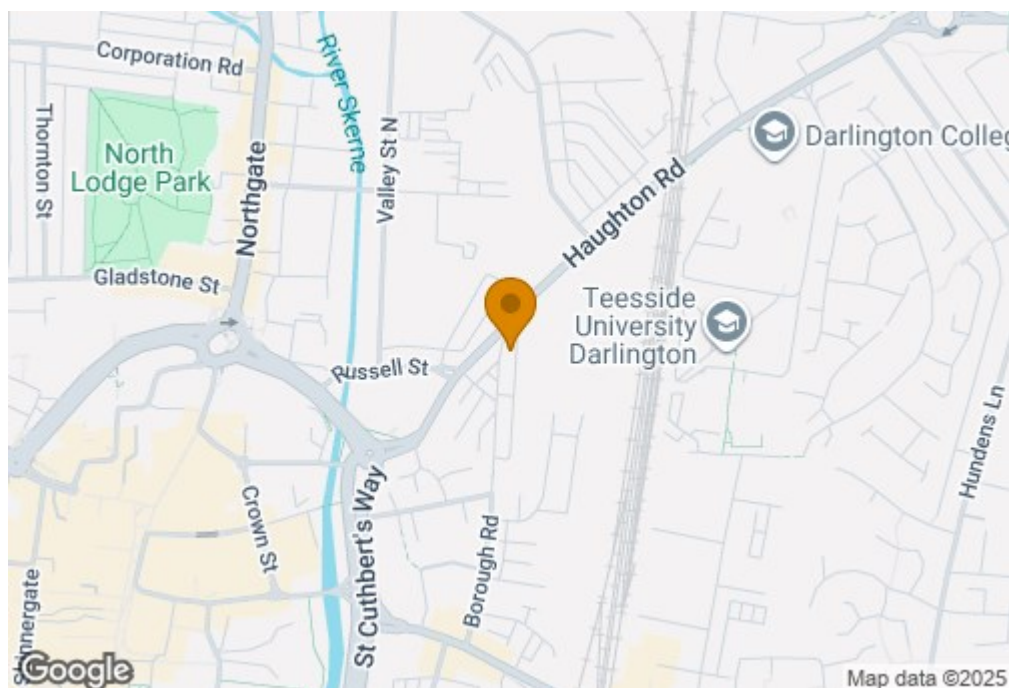
**Bedroom 3**

**11'10 x 6'10 (3.35m'3.05m x 1.83m'3.05m)**





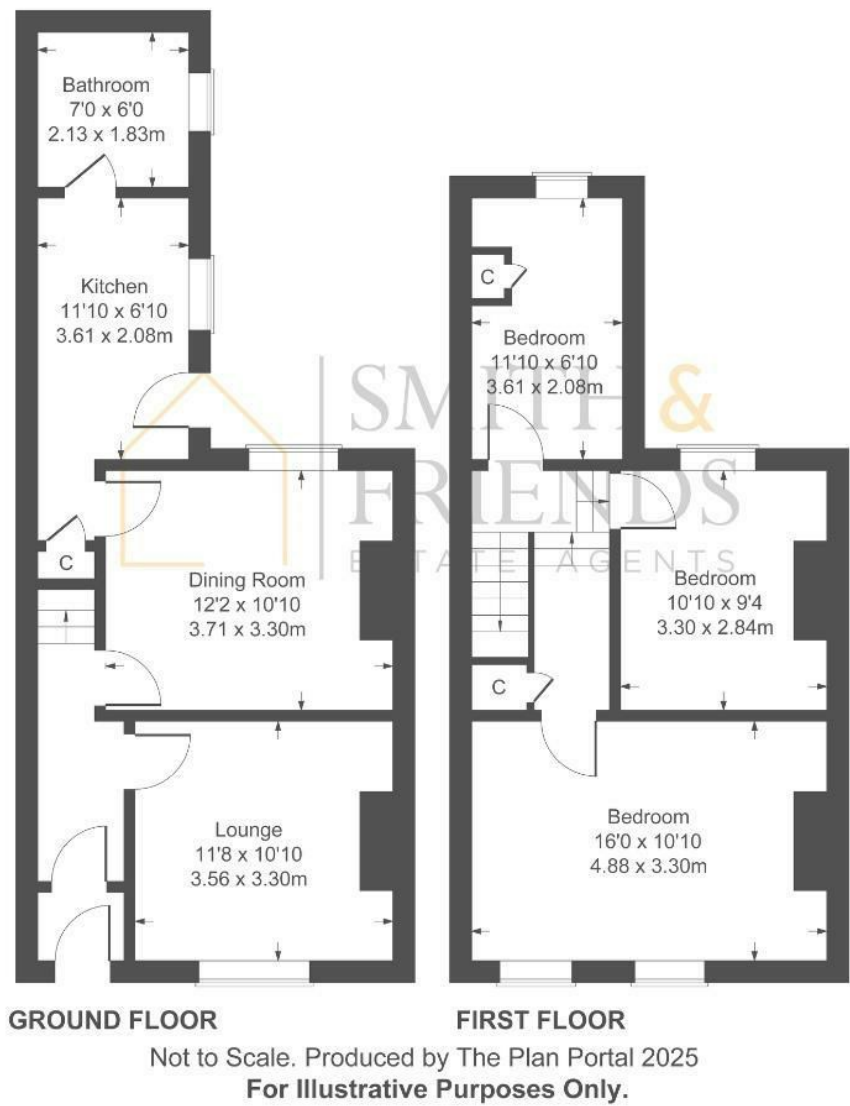
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

Borough Road, Darlington, DL1 1SW

**Borough Road**  
Approximate Gross Internal Area  
933 sq ft - 87 sq m



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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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