



**** VIRTUAL TOUR AVAILABLE ****

**** BEAUTIFUL REFITTED KITCHEN *** IMPRESSIVE FAMILY HOME ****

**** SUBSTANTIAL ACCOMMODATION OVER THREE FLOORS *** POPULAR DEVELOPMENT ****

**** WALKING DISTANCE TO TOWN CENTRE and WORK CENTRE ****

We have pleasure in marketing this sizeable and well presented four bedroom semi detached town house pleasantly positioned on this modern development which lies within walking distance of local shops and amenities, the town centre and railway station.

It provides spacious family living accommodation set over three floors with en-suite facilities to the master bedroom and a useful study as well as the four bedrooms. Benefits from double glazing, gas central heating via a combi boiler and the home is in excellent decorative order throughout. In our opinion, it will certainly appeal to a variety of buyers including a first time buyer or growing family and we have no hesitation in recommending an internal viewing.

Please Note: Council tax band C. Freehold basis. EPC Band C.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Appleby Close, Darlington, DL1 4AJ

4 Bed - House - Townhouse

Offers Over £155,000

EPC Rating D

COUNCIL TAX BAND C

TENURE Freehold



Appleby Close, Darlington, DL1 4AJ

GROUND FLOOR

A light and airy hallway giving a good first impression with useful under stairs storage cupboard, open spindle balustrade leading to the first floor and a ground floor cloaks/w.c. with white suite. The kitchen/diner perfect for entertaining family and friends benefits from a well appointed refitted kitchen providing a good range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, split level cooking facilities comprising of gas hob, cooker hood and electric oven along with plumbing for an automatic washing machine, space for a fridge/freezer, ample space for a table and chairs and French doors leading to the garden. There is also a wall mounted Baxi combi boiler (providing gas central heating and domestic hot water).

FIRST FLOOR

The excellent sized lounge can be found to the first floor with two windows flooding the room with natural light, bedroom two and a study.

SECOND FLOOR

A landing with useful storage cupboard, three further bedrooms, the master with en-suite showering facilities with shower cubicle, pedestal wash hand basin and low level w.c. The family bathroom/w.c. completes the second floor accommodation with a three piece white suite with panelled bath and overhead shower, pedestal wash hand basin, low level w.c. and part tiled walls.

EXTERNALLY

There is off street parking to the front leading to the garage for further secure parking or good storage. To the rear is an enclosed garden perfect for those warmer months having been laid to lawn with a paved patio area, ideal for al-fresco dining.

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

KITCHEN/DINER

16'2x9'6 (4.93mx2.90m)

FIRST FLOOR LANDING

LOUNGE

16'2x14'8 max (4.93mx4.47m max)

Narrowing to 9'6

BEDROOM

8'6x12'4 (2.59mx3.76m)

STUDY

7'1x6'1 (2.16mx1.85m)

SECOND FLOOR LANDING



Appleby Close, Darlington, DL1 4AJ

BEDROOM

9'5x11'2 (2.87mx3.40m)

Plus 3'8x2'3

EN-SUITE SHOWER ROOM/W.C.

5'6x5'3 (1.68mx1.60m)

BEDROOM

8'6x9'8 (2.59mx2.95m)

Plus 2'9x3'7

BEDROOM

7'4x9'8 (2.24mx2.95m)

FAMILY BATHROOM/W.C.

FRONT ELEVATION

REAR GARDEN

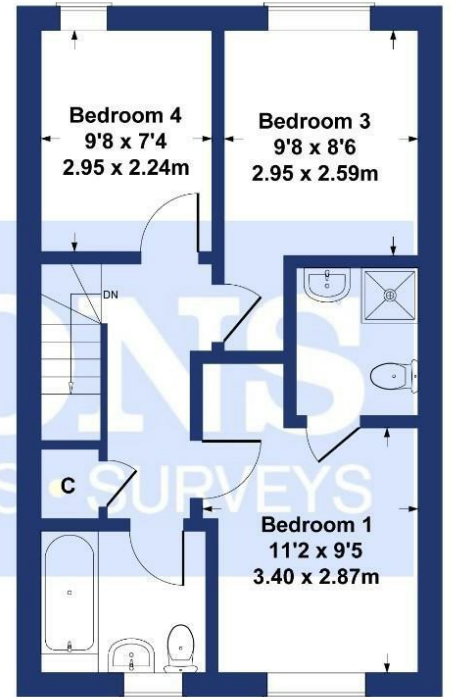
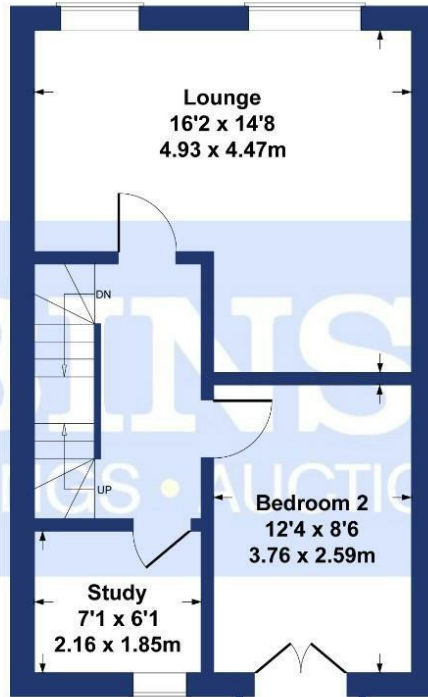
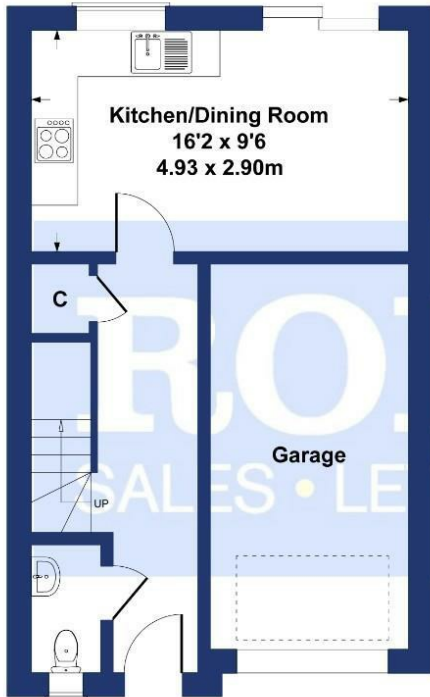


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

www.smith-and-friends.co.uk

Appleby Close

Approximate Gross Internal Area
1325 sq ft - 123 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. 2020

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		
	69	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	80
England & Wales		
EU Directive 2002/91/EC		

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