



**Meldon Close, Darlington, DL1 2BB**  
**3 Bed - House - Semi-Detached**  
**£180,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Meldon Close, DL1 2BB

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

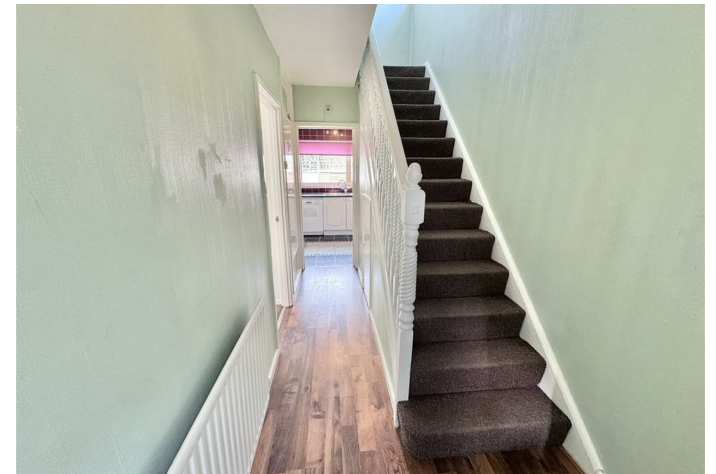
This lovely three bedroom semi-detached house which situated within the Haughton area of Darlington. Located close to local amenities and benefits from gas fired central heating and double glazing.

The property briefly comprises of; Entrance Hall, Living / Dining Room, Fitted Kitchen, Separate Utility Room.

The first floor provides a Landing, with Three bedrooms, (Master Bedroom benefitting from Built-In Wardrobes), and a Family Bathroom/WC.

Externally, there are gardens to the front and rear of the property, and a single integral garage with single driveway.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

Entrance Hall

Living / Dining Room  
22'10" x 12'2"

Kitchen  
9'8" x 8'2"

Utility  
7'8" x 6'0"

## FIRST FLOOR

Landing

Bedroom 1  
12'5" x 9'3"

Bedroom 2  
9'10" x 9'3"

Bedroom 3  
8'5" x 7'10"

Family Bathroom  
8'5" x 5'4"

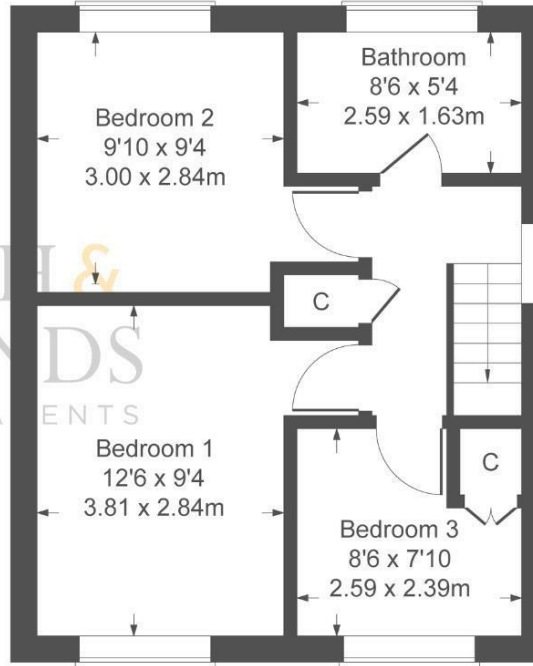
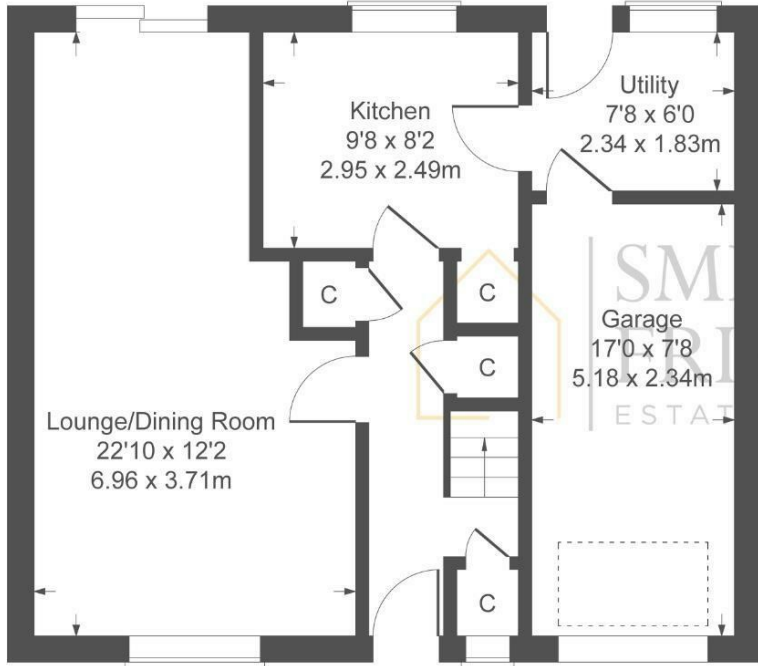
GARAGE  
16'11" x 7'8"





# Meldon Close

Approximate Gross Internal Area  
1024 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	
(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	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

