



Dublin Street, DL3 0EH
3 Bed - House - Mid Terrace
O.I.R.O £55,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Dublin Street, DL3 0EH

** MID TERRACE HOUSE ** ** FULL WIDTH TWO STOREY REAR EXTENSION **
** THREE BEDROOMS ** ** IN NEED OF IMPROVEMENT ** ** EXCELLENT POTENTIAL ** ** ATTRACTIVE OUTLOOK TO REAR ** ** CLOSE TO AMENITIES ** ** NO CHAIN **

A larger than average three bedroom mid terraced house located in the popular Harrowgate Hill area of Darlington close to local amenities and with an attractive open outlook to the rear.

The property offers excellent family sized accommodation with the benefit of a full width two storey extension to the rear. Modernised and improved in recent years the property now requires finishing off works to be completed including fitting the kitchen and bathroom which has been reflected in the competitive asking price.

Dublin Street is located off North Road within walking distance of local shops, schools, North Road railway station and regular bus services to the town centre.

With the benefit of gas central heating, a tiled roof and double glazing the accommodation briefly comprises: Entrance Hall, Lounge, Kitchen/ Dining Room, Landing, three Bedrooms and first floor Bathroom/ wc. Externally there is an enclosed yard to the rear.

Council tax band - A. Freehold basis. EPC Band C
Please contact Smith & Friends to arrange of viewing

GROUND FLOOR

Entrance Hall

Lounge

13’0 x 12’10 (3.96m’0.00m x 3.66m’3.05m)

Kitchen/ Dining Room

14’10 x 8’4 increasing to 12’2 (4.27m’3.05m x 2.44m’1.22m
increasing to 3.66m’0.61)

FIRST FLOOR

Landing

Bedroom 1

13’0 x 10’2 (3.96m’0.00m x 3.05m’0.61m)

Bedroom 2

8’2 x 7’10 increasing to 9’2 (2.44m’0.61m x 2.13m’3.05m
increasing to 2.74m’0.61)

Bedroom 3

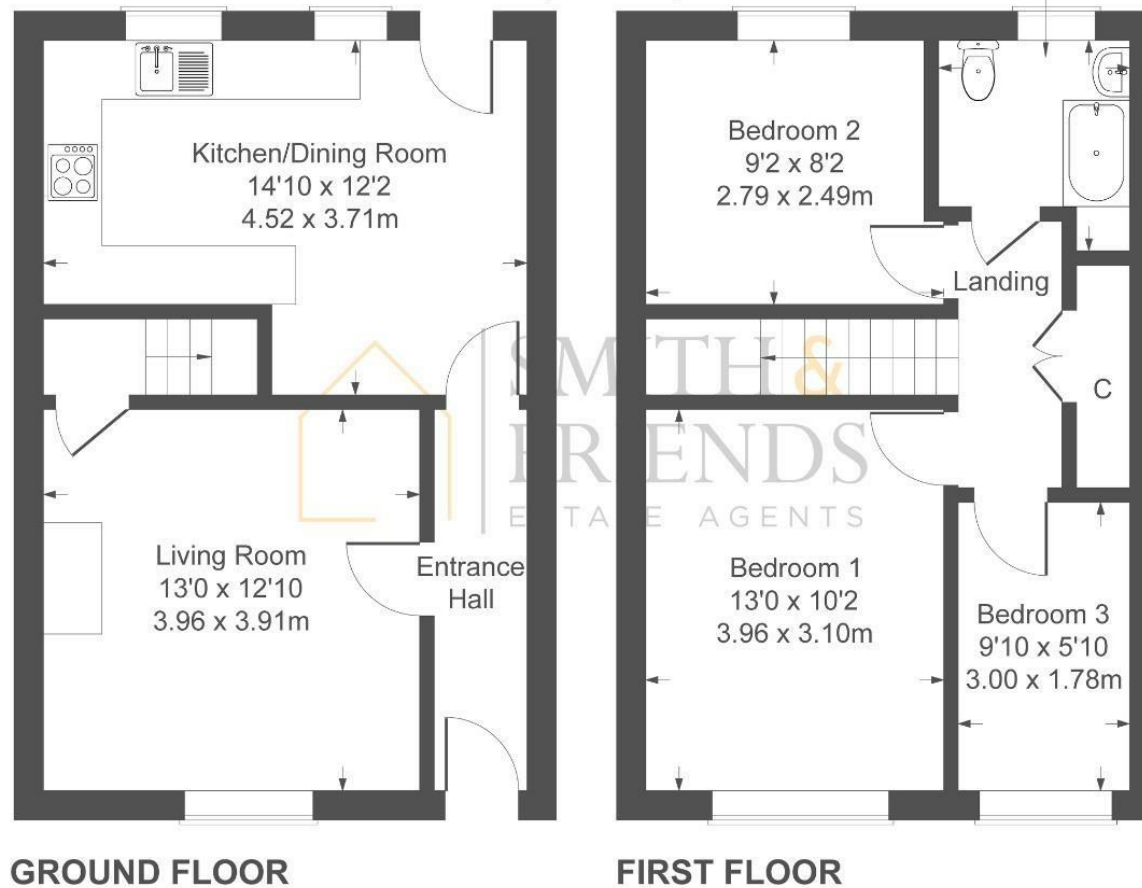
9’10 x 5’10 (2.74m’3.05m x 1.52m’3.05m)

Bathroom/ wc

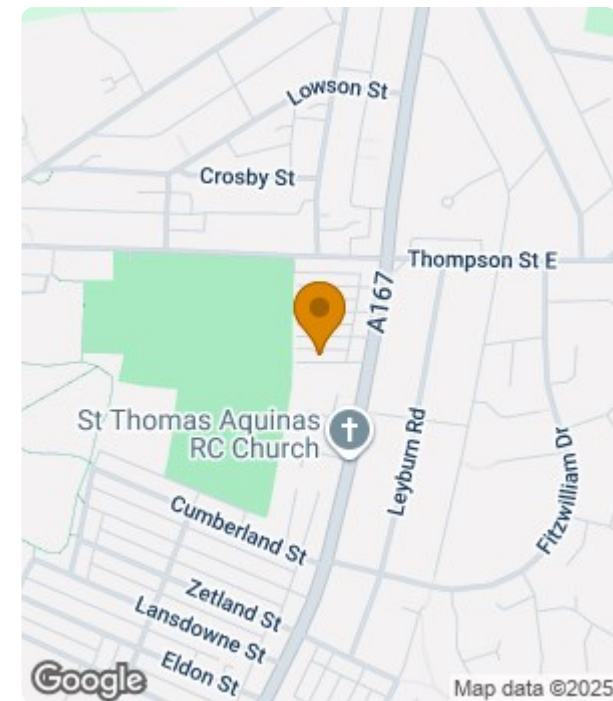
6’6 x 5’4 increasing to 7’2 (1.83m’1.83m x 1.52m’1.22m
increasing to 2.13m’0.61)

Dublin Street

Approximate Gross Internal Area
844 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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