



Dodds Street, DL3 6BE
2 Bed - House - Mid Terrace
£75,000

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



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Dodds Street, DL3 6BE

**** TWO BEDROOM MID TERRACE HOUSE *** CLOSE TO THE TOWN CENTRE & DENE ****
**** TWO RECEPTION ROOMS *** 19' FITTED KITCHEN *** NO ONWARD CHAIN ****

A larger than average two bedroom mid terrace house located on Dodds Street close to the Dene and within walking distance of Darlington Town Centre with its excellent leisure and shopping facilities.

Extended on the ground floor the property offers spacious accommodation suitable for a variety of buyers including first time buyers or a landlord/ investor looking for a buy to let property.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with staircase to the first floor, Lounge with bay window, separate Dining Room, 19' fitted Kitchen/ Breakfast Room with built in oven and hob, Rear Lobby, ground floor Bathroom/ wc with white suite, Landing and two Bedrooms on the first floor. Externally there is a forecourt to the front and a good sized enclosed yard to the rear.

Offered for sale with no onward chain.

GROUND FLOOR

Entrance Hall

Lounge

12'10 into bay window x 9'6 (3.66m'3.05m into bay window x 2.74m'1.83m)

Dining Room

13'2 x 12'2 (3.96m'0.61m x 3.66m'0.61m)

Kitchen

19'0 x 6'10 (5.79m'0.00m x 1.83m'3.05m)

Rear Lobby

Bathroom/ wc

6'10 x 6'10 (1.83m'3.05m x 1.83m'3.05m)

FIRST FLOOR

Bedroom 1

13'2 x 12'2 (3.96m'0.61m x 3.66m'0.61m)

Bedroom 2

11'6 x 12'6 (3.35m'1.83m x 3.66m'1.83m)

Please note. The front photograph was taken prior to the security shutters being installed.

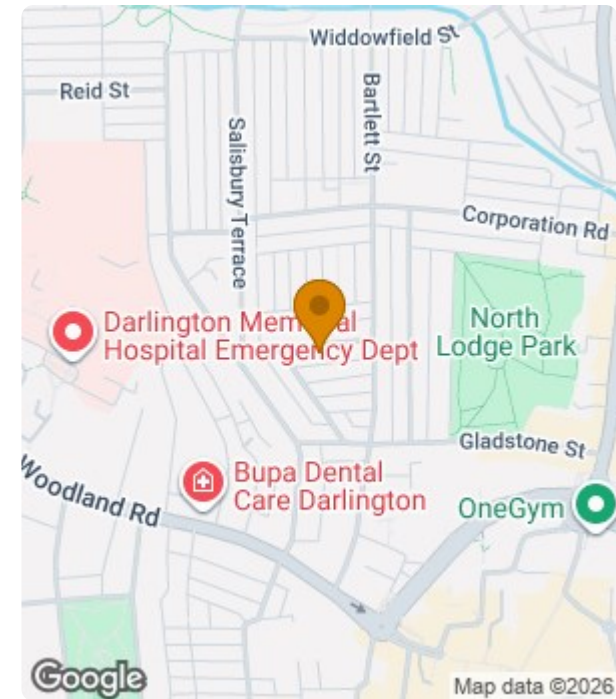


Dodds Street

Approximate Gross Internal Area
934 sq ft - 87 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		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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