



**Appleby Close, Darlington, DL1 4AJ**  
**3 Bed - House - Townhouse**  
**£150,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Appleby Close, DL1 4AJ

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

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

A lovely three bedroom mid-terraced townhouse for sale within the sought after area of Eastbourne, Darlington. With good school catchment and local amenities, this property is an ideal family home.

The first floor comprises of; Entrance Hall, Living Room, Inner Hall, Downstairs WC, Kitchen / Diner with French Doors to the rear garden.

The first floor provides a Landing, with Two Double Bedrooms and a Family Bathroom. The Second Floor has a Landing with Storage Cupboard, and the Master Bedroom with a Walk-In Wardrobe.

Externally, the property has a small garden to the front, whilst the rear benefits from a westerly enclosed garden and an allocated rear parking bay.

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

## GROUND FLOOR

**Entrance Hall**  
3'8" x 3'10"

**Living Room**  
14'6" x 11'11"

**Inner Hall**  
3'9" x 4'1"

**Downstairs WC**  
3'10" x 4'4"

**Kitchen / Diner**  
8'9" x 11'10"

## FIRST FLOOR

**Landing**  
10'7" x 2'9"

**Bedroom 2**  
8'10" x 11'11"

**Bedroom 3**  
7'10" x 12'0"

**Family Bathroom**  
7'3" x 5'6"

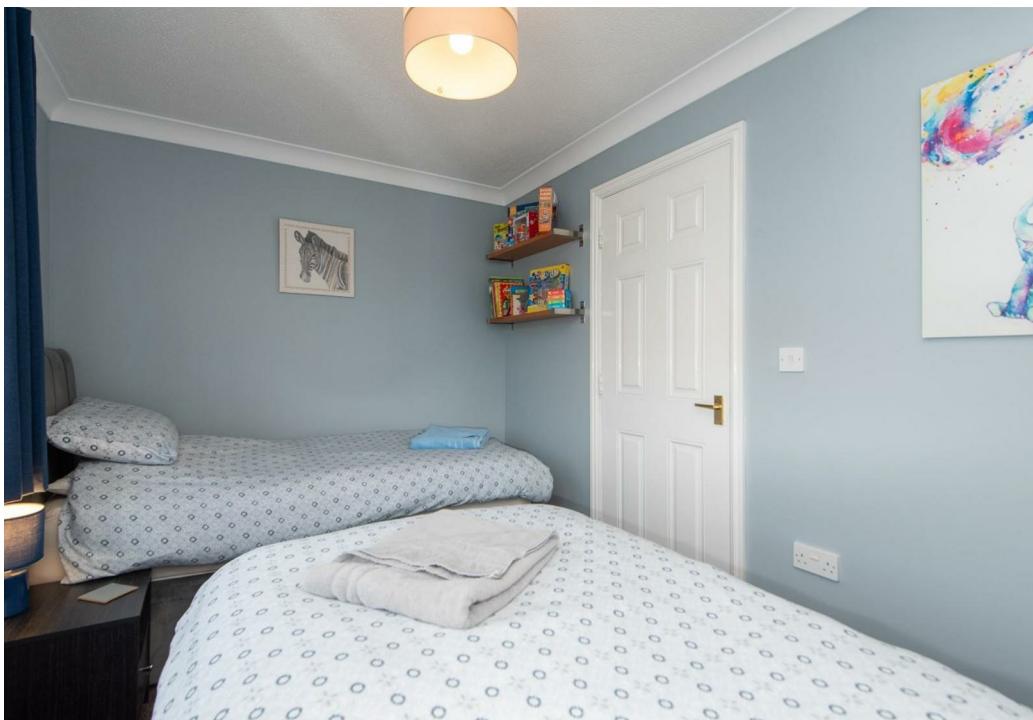
## SECOND FLOOR

**Landing**  
2'8" x 3'5"

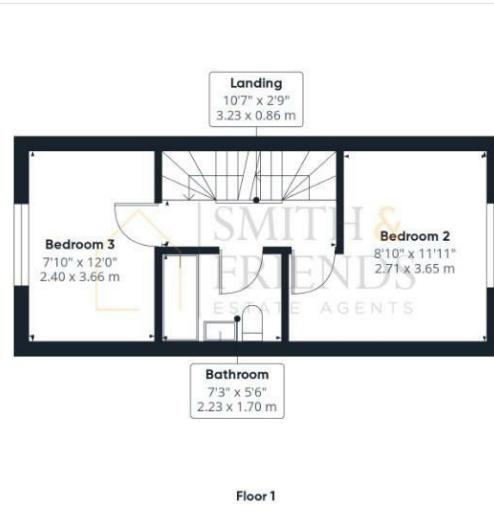
**Bedroom 1**  
11'4" x 11'10"

**Wardrobe**  
5'9" x 4'11"









Approximate total area<sup>(1)</sup>  
804 ft<sup>2</sup>  
74.6 m<sup>2</sup>

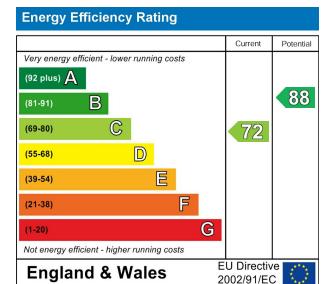


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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