



Earl Close, DL1 3EZ
3 Bed - House - Semi-Detached
£150,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Earl Close, DL1 3EZ

*** NO CHAIN SALE ***

*** IDEAL FAMILY HOME, FOR FIRST TIME BUYER OR INVESTOR ***

Situated within the sought after area of Harrowgate Hill, Darlington. This three bedroom semi-detached house, located within a quiet cul-de-sac, close to local amenities and good schooling.

The property briefly comprises of; Hallway, Living Room, Open-Plan Kitchen / Dining Room with French Doors to the rear garden.

The first floor provides a Landing, Three Bedrooms and a Three Piece Family Bathroom.

Externally, the property has a small lawn area to the front, with a driveway to the side of the property, leading to the enclosed rear garden, with a well maintained lawn and patio area.

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

GROUND FLOOR

Hallway

3'8" x 6'1" (1.14m x 1.86m)

Living Room

11'11" x 14'7" (3.65m x 4.45m)

Kitchen / Dining Area

15'2" x 11'3" (4.63m x 3.43m)

FIRST FLOOR

Landing

5'9" x 8'3" (1.77m x 2.52m)

Bedroom 1

9'0" x 12'10" (2.75m x 3.93m)

Bedroom 2

8'5" x 11'5" (2.59m x 3.50m)

Bedroom 3

5'10" x 6'6" (1.79m x 2.00m)

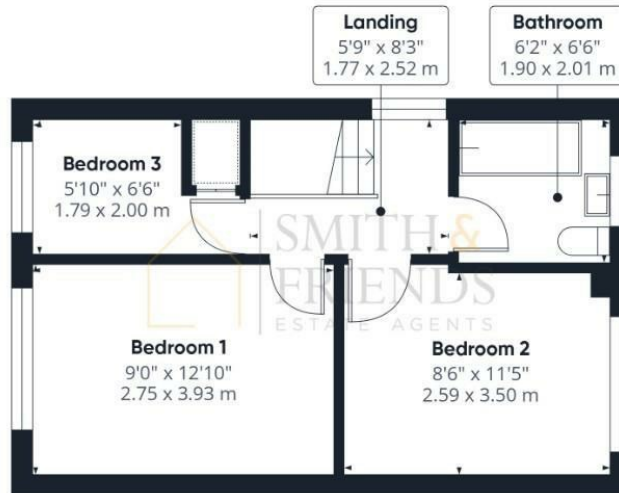
Family Bathroom

6'2" x 6'7" (1.90m x 2.01m)





Ground Floor



Floor 1

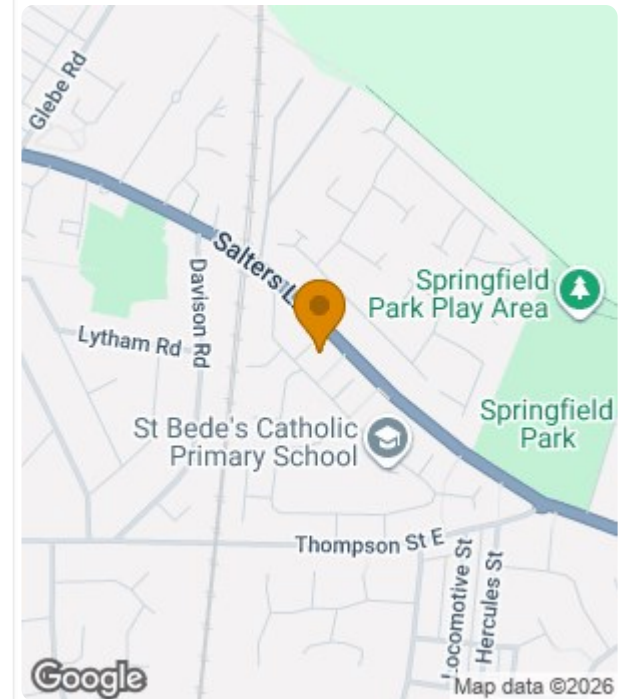


Approximate total area⁽¹⁾
711 ft²
66.1 m²

(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.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (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 | |

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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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