



**Moffat Close, Darlington, Darlington, DL1 3PP**  
**3 Bed - House - Semi-Detached**  
**£157,500**

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



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# Moffat Close, Darlington, DL1 3PP

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER \*\*\*  
\*\*\* QUIET CUL DE SAC \*\*\*

This lovely three bedroom Semi detached property located in the ever popular Whinfield area of Darlington which lies within easy reach of local shops, amenities and schooling. The Asda supermarket can be found within walking distance, as is the local doctor's surgery with convenient transport links to the A1(M) and A66 only a short drive away.

Anticipated demand to be high, viewings are highly recommended to appreciate this home. It is nicely set back overlooking a green to the front whilst the rear garden has a favourable Westerly aspect thus gaining the majority of the Summer sun.

The property features double glazing most of which is uPVC and gas central heating.

The property briefly comprises of; Entrance Hall, Open-Plan Living/Dining Room and Kitchen. The first floor has a landing, Three Bedrooms and Family Bathroom.

## GROUND FLOOR

Entrance hallway with stairs to the first floor and doors through to a light and airy through lounge/diner, perfect for entertaining family and friends. The lounge area is situated to the front overlooking the green with a traditional fireplace and cupboard housing the gas boiler, the open aspect runs nicely through to a dining area with patio door to the garden. The kitchen provides a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap and windows to both the side and rear elevations.

## FIRST FLOOR

A window to the side elevation and a hatch with ladder allowing loft access. There are three bedrooms, two doubles and a single, the master with built-in wardrobes and the second with a cupboard housing the domestic hot water cylinder. The bathroom completes the accommodation with a three piece white suite comprising of a panelled bath with overhead shower, wash hand basin and w.c.

## EXTERNALLY

There are well tended gardens to both the front and rear. There is an open lawned garden to the front along with a generous driveway allowing parking for multiple vehicles leading to the garage with up and over door, lighting and power. Pedestrian side access to the manageable rear garden, once again having been laid to lawn with a paved patio area, perfect for relaxing during those warmer months.

## ENTRANCE HALL

**LOUNGE**  
**12'2x13'3**

## DINING AREA

**8'2x10'4**

## KITCHEN

**7'x10'3**

## FIRST FLOOR LANDING

### BEDROOM

**9'1x12'9**

### BEDROOM

**9'1x9'1**

### BEDROOM

**6'7x9'8 max**

## BATHROOM/W.C.

## FRONT ELEVATION

## REAR GARDEN

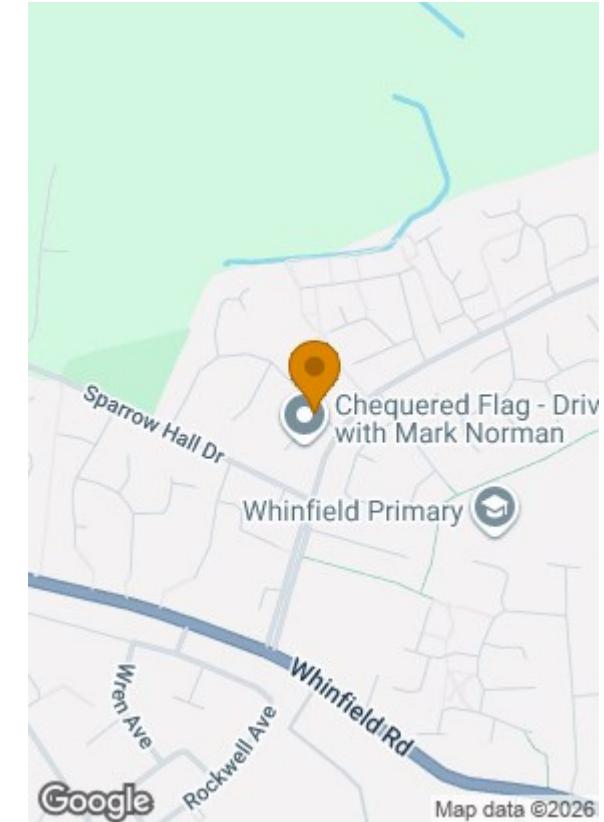
## GARAGE

**7'6x17'6**









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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England & Wales      EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	