



**Parkside, DL1 4JZ**  
**2 Bed - House**  
**£130,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Parkside

## Darlington DL1 4JZ

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER \*\*\*

\*\*\* MULTIPLE IMPROVEMENTS MADE TO THE PROPERTY \*\*\*

This three bedroom semi detached property which is located in the sought after area of Eastbourne, Darlington within walking distance of South Park, and conveniently located for good transport links to the A1(M) and A66 and other local amenities.

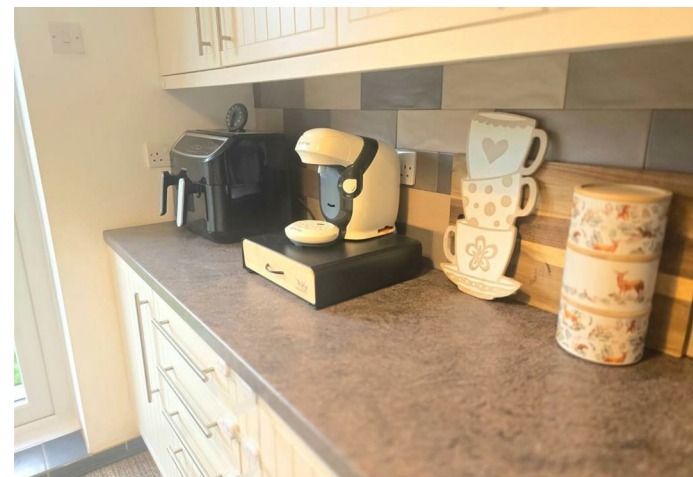
The property benefits from uPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

The property briefly comprises of; Entrance Hall, with a new uPVC Double Glazed Front Door, an Open-Plan Living / Dining Room which flows into the Modern Kitchen with French Doors leading to the Rear Garden, in addition downstairs you will find a separate Cloakroom and WC, plus a modern insulated Lean-to, purpose built to work from home.

The first floor provides a small Landing, with Master Bedroom extended, merging the third box bedroom in with Bedroom Two to create one large Master Bedroom at the front of the property and a further Double Bedroom to the rear, with a Family Bathroom.

Externally, the property has a NEW Concrete Imprint Driveway, allowing ample of off-street parking, and a Lean-to at the side of the property. The rear of the property has a well maintained lawn and patio area.

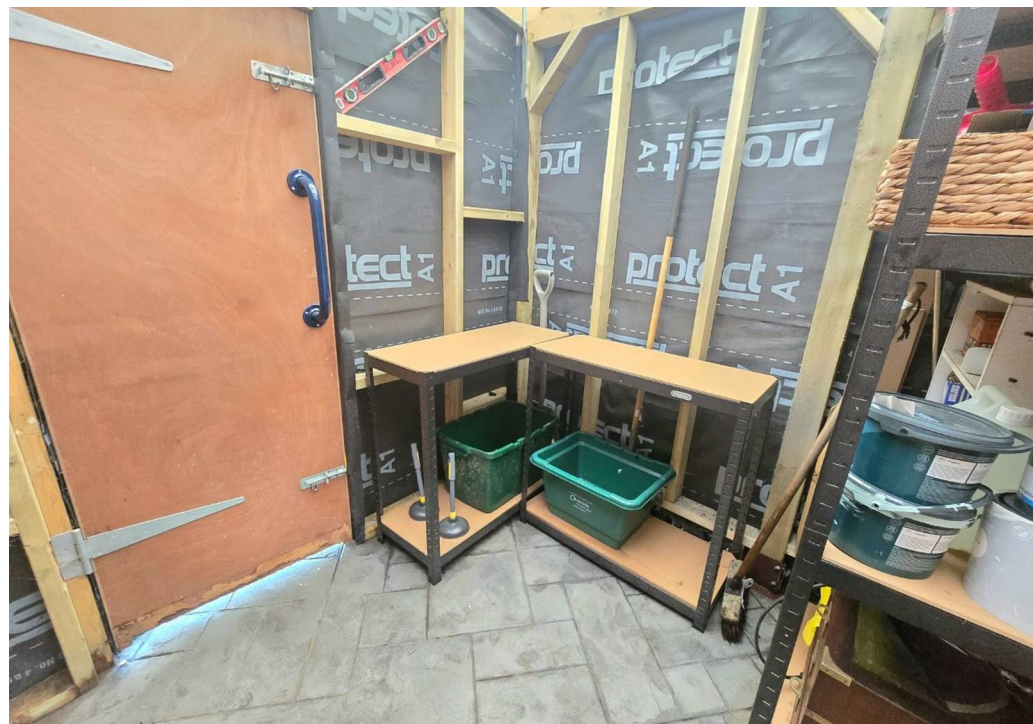
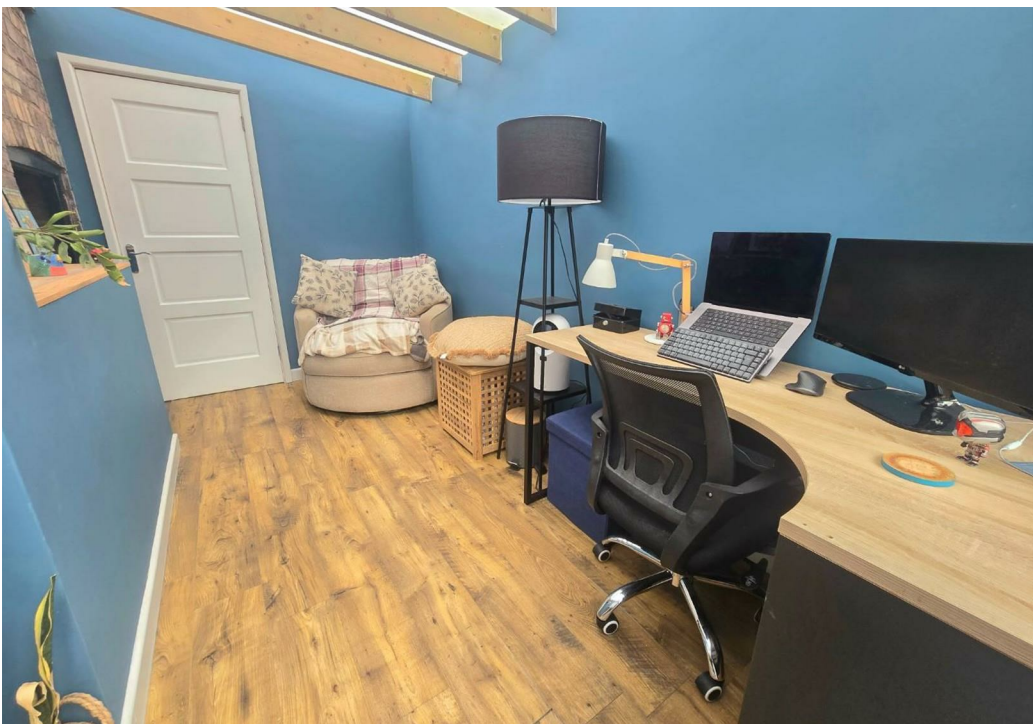
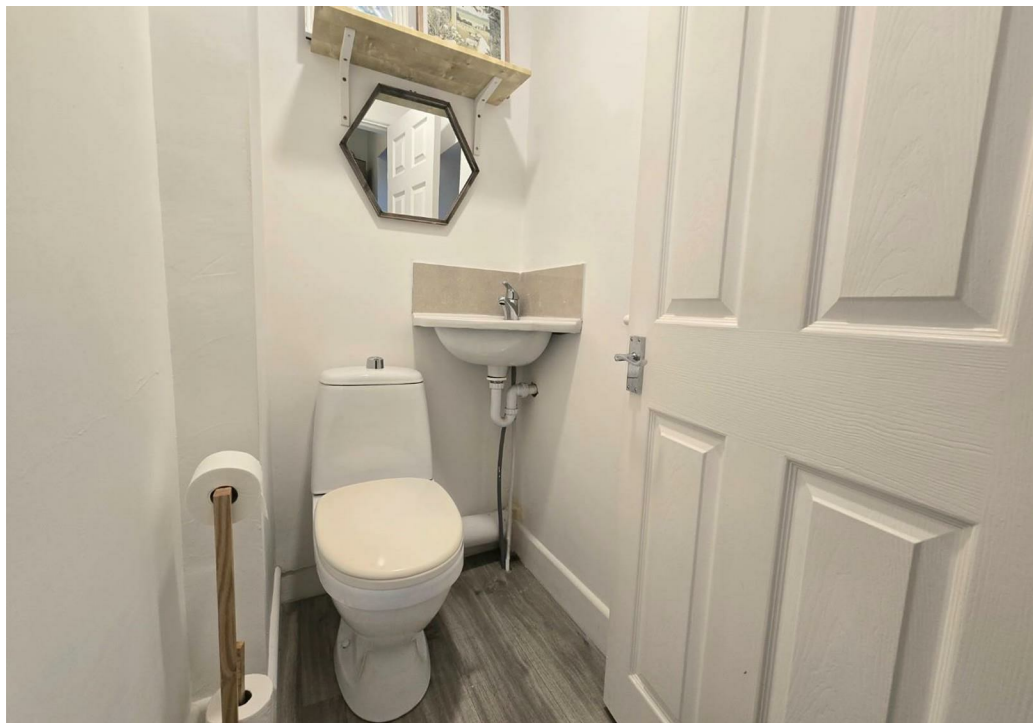
For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.







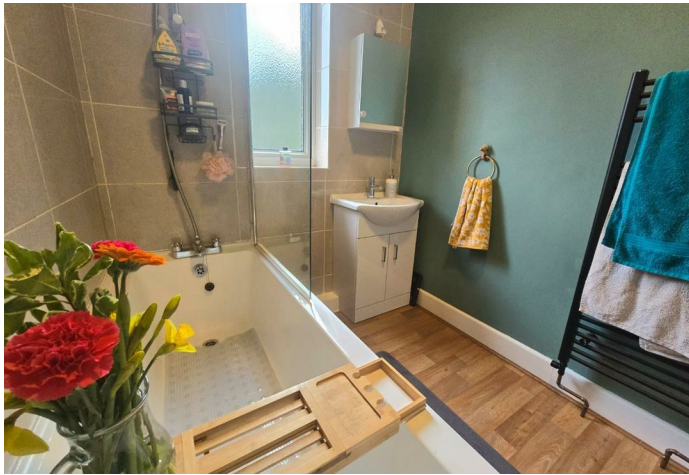












## GROUND FLOOR

### Entrance Hall

3'8" x 3'8" (1.13m x 1.12m)

### Living Room

10'9" x 12'2" (3.30m x 3.72m)

### Dining Room

11'4" x 9'3" (3.46m x 2.84m)

### Kitchen

14'6" x 8'3" (4.44m x 2.53m)

### Downstairs WC

3'2" x 4'7" (0.98m x 1.41m)

### Cloakroom

3'2" x 5'10" (0.99m x 1.78m)

## Lean-to Office

6'10" x 12'7" (2.09m x 3.86m)

Store Room - 2.11m x 1.98m

## FIRST FLOOR

### Landing

3'1" x 2'7" (0.94m x 0.81m)

### Bedroom 1

11'9" x 10'11" (3.59m x 3.35m)

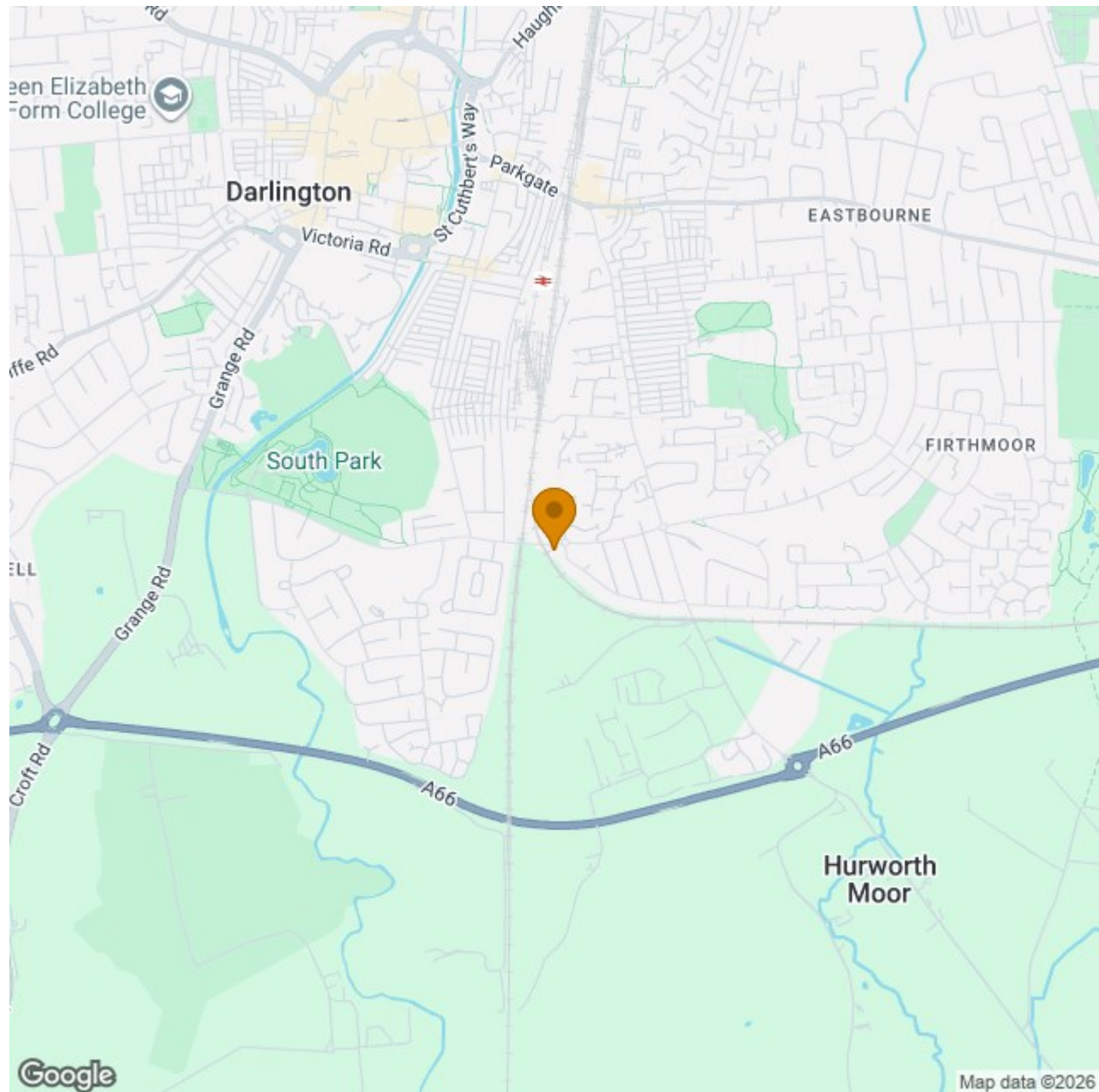
### Bedroom 2

8'9" x 10'9" (2.67m x 3.30m)

### Family Bathroom

5'10" x 7'10" (1.80m x 2.41m)









Approximate total area<sup>(1)</sup>  
877 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 5 ft/1.5 m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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