



Garden Place, DL3 0HF
2 Bed - House - Mid Terrace
£84,950

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



SMITH &
FRIENDS
ESTATE AGENTS



Garden Place, DL3 0HF

*** NO CHAIN SALE ***

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

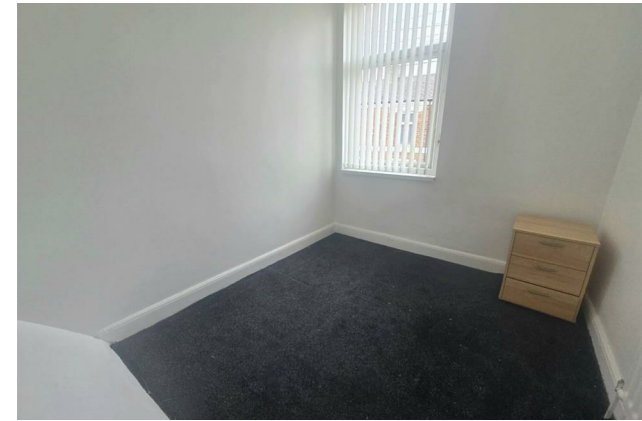
Situated within the sought after area of Harrowgate Hill, this two bedroom mid-terraced house tucked away just off a private road, perfect for a first time buyer or investor looking for a buy-to-let. Located close to local shops, doctors and good schooling.

The property briefly comprises of; Entrance Hall, Living Room, Separate Dining Room with French Doors to the rear garden and Fitted Kitchen. The first floor provides a Landing, with Two Bedrooms and a Family Bathroom.

The property has UPVC Double Glazing and Gas Central Heating.

Externally, the property has a small garden to the front and rear of the property.

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



GROUND FLOOR

Entrance Hall

3'5" x 5'0" (1.05m x 1.53m)

Living Room

13'10" x 12'9" (4.24m x 3.91m)

Kitchen / Diner

14'11" x 10'11" (4.57m x 3.33m)

FIRST FLOOR

Landing

3'10" x 3'7" (1.19m x 1.10m)

Bedroom 1

8'3" x 12'9" (2.53m x 3.89m)

Bedroom 2

7'4" x 8'8" (2.24m x 2.66m)

Bathroom

7'10" x 4'10" (2.41m x 1.49m)



Ground Floor



Floor 1

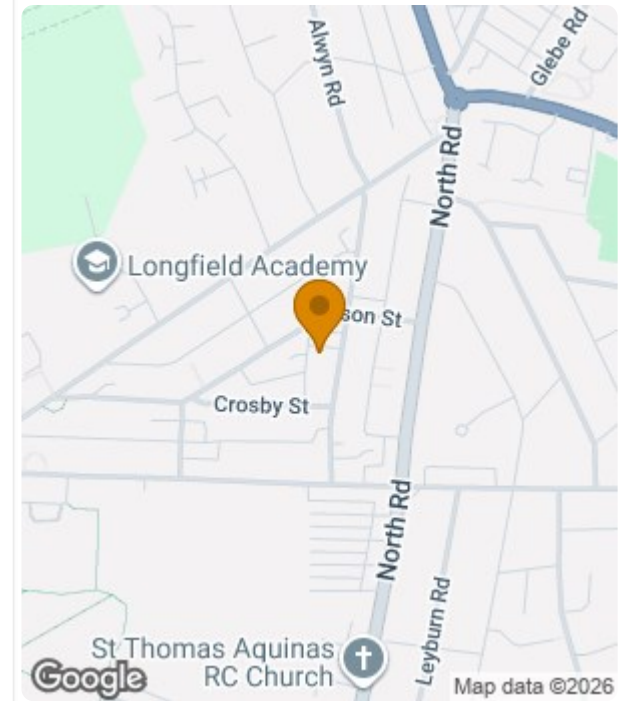


Approximate total area¹⁾
598 ft²
55.5 m²

(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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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

