



** LARGE OPEN PLAN LOUNGE/DINER ** ** REAR GARDEN ** ** GOOD TRANSPORT LINKS **
** CLOSE TO LOCAL AMENITIES ** ** GROUND FLOOR CLOAKROOM **

Smith and friends have pleasure in bringing this spacious family sized home to the market. Situated in the ever popular Eastbourne area of Darlington, the beautifully presented property benefits from having gas central heating and uPVC double glazing.

The property lies close to local amenities, including shops and schools. Good transport links to the A1(M), A66 and train station are within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to be appreciated. Early viewing is recommended.

Please Note: Council tax band A. Freehold basis. EPC Band D
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

Scargill, Darlington, DL1 4UP
3 Bed - House - Terraced
Offers In The Region Of £110,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

A spacious porch accesses the generously sized, light and bright lounge/diner which benefits from having an under stairs storage cupboard. A well proportioned kitchen to the rear comprises of a range of wall and base units, contrasting worktops and integrated appliances including, electric oven, hob and extractor. Additionally there is space for a fridge freezer and plumbing for an automatic washing machine. A rear lobby with door leading into the garden access a convenient cloakroom with wash hand basin and low level w.c.



FIRST FLOOR

A light and airy landing area benefitting from loft access and storage cupboard which leads three good sized bedrooms and a family bathroom. There are two spacious double bedrooms both benefitting from a storage cupboard and a well proportioned single bedroom. The well appointed bathroom comprises of a bath with overhead rainfall shower, wash hand basin with vanity unit and low level w.c.



EXTERNALLY

To the front of the property there is a small low maintenance garden. The enclosed rear garden is again paved for low maintenance with gated access and makes an ideal space to relax in the warmer months.

PORCH

LOUNGE/DINER

15'10" x 20'2" (4.85m x 6.16m)

KITCHEN

8'11" x 8'7" (2.72m x 2.62m)

REAR LOBBY

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

9'6" x 14'6" (2.92m x 4.44m)

BEDROOM

8'9" x 12'8" (2.68m x 3.87m)

BEDROOM

6'11" x 9'5" (2.11m x 2.89m)

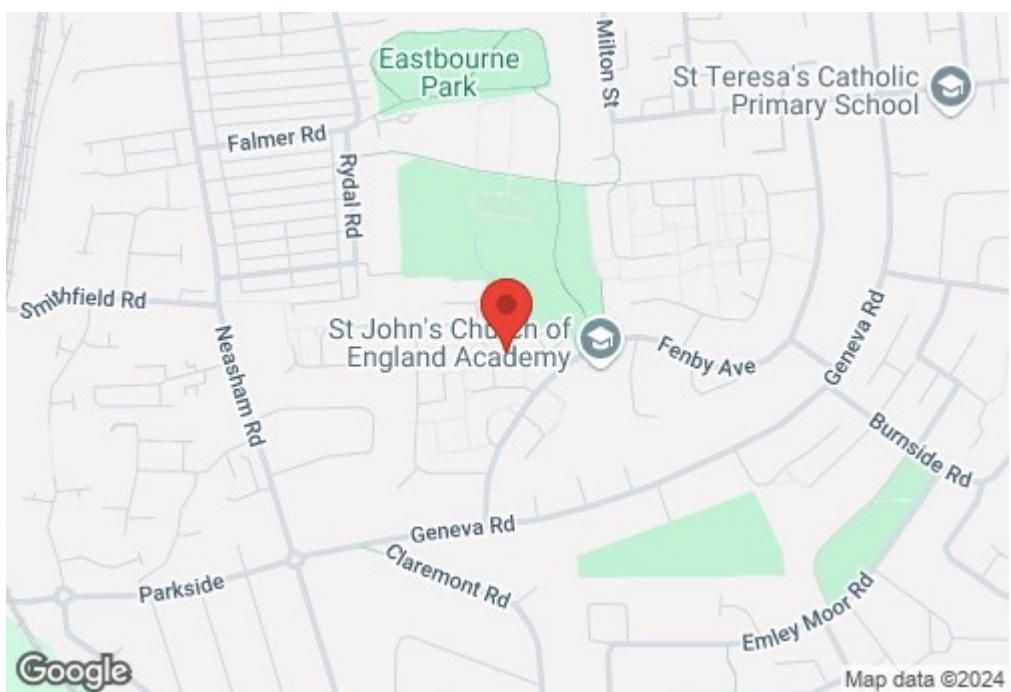
BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



Scargill, Darlington, DL1 4UP





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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

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

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

 SMITH &
FRIENDS
ESTATE AGENTS