



Parkside, DL1 4JR
3 Bed - House - Semi-Detached
£140,000

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



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This charming 1950s three-bedroom semi-detached house, located in the desirable DL1 postcode of Darlington, offers a perfect blend of classic character and modern conveniences. Situated just a short distance from both Rydal Academy and Skerne Park Academy, this home is ideally positioned for families seeking proximity to excellent local schools. The property is also conveniently located approximately one mile from Darlington Railway Station, providing direct access to the main East Coast rail line, offering seamless travel connections to both the north and south of the country. Internally, the house benefits from double glazing and a gas central heating system, ensuring warmth and comfort throughout the year. The generous-sized rear garden offers ample outdoor space, ideal for relaxation or entertaining. Additionally, the property includes off-street parking, adding to the convenience of daily living. Offered with no upward chain, this property presents an excellent opportunity for those seeking a well-positioned family home in a sought-after area.

Council tax band : B
EPC Rating:

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 2

Bedroom 3

Bathroom

Separate WC

Outside

Front Garden

Rear Garden





Ground Floor



Floor 1

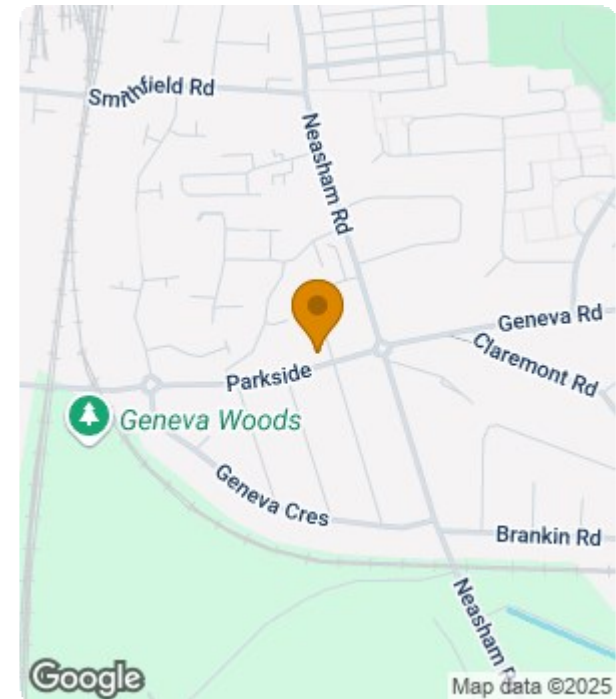
Approximate total area[®]
834.31 ft²
77.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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.

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