



\*\* OFF STREET PARKING \*\* \*\* GOOD TRANSPORT LINKS \*\* \*\* REAR COURTYARD \*\*  
\*\* MODERN FITTED KITCHEN \*\*

This charming 1940 semi-detached two-bedroom house is a perfect blend of classic character and modern convenience. Located just a short drive from the town centre and with easy access to motorway links, it offers both a tranquil retreat and excellent connectivity. The exterior is well-maintained with a tidy front garden and a neatly paved driveway providing off-road parking.

Inside, the property boasts a warm and inviting atmosphere. The spacious living room features period style details, such as a large bay windows, allowing natural light to flood the space. The kitchen has been thoughtfully updated, combining vintage charm with contemporary appliances and ample storage.

**Yarm Road, Darlington, DL1 1BE**

**2 Bed - House - Semi-Detached**

**£140,000**

**EPC Rating: F**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Upstairs, two generously sized bedrooms offer comfortable living spaces, with the master bedroom having a large bay window giving pleasant views over the tree-lined street. The modern bathroom is stylishly finished with quality fittings.

Outside, the rear garden is well maintained offering a peaceful retreat with a well-maintained raised borders with mature shrubs, and a patio area perfect for outdoor dining or relaxing. This home is move-in ready, exuding warmth and character while offering all the amenities needed for modern living

Please Note: Council tax band B. Freehold basis. EPC Band F

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

## Entrance Porch

### Lounge

12'10" x 11'4" (3.93m x 3.46m)



### Dining Room

13'10" x 10'1" (4.24m x 3.08m)



### Modern Fitted Kitchen

7'10" x 11'10" (2.39m x 3.63m)

## First Floor Landing

### Master Bedroom

11'5" x 14'0" (3.48m x 4.29m)



### Bathroom

### Bedroom 2

8'4" x 13'4" (2.56m x 4.08m)

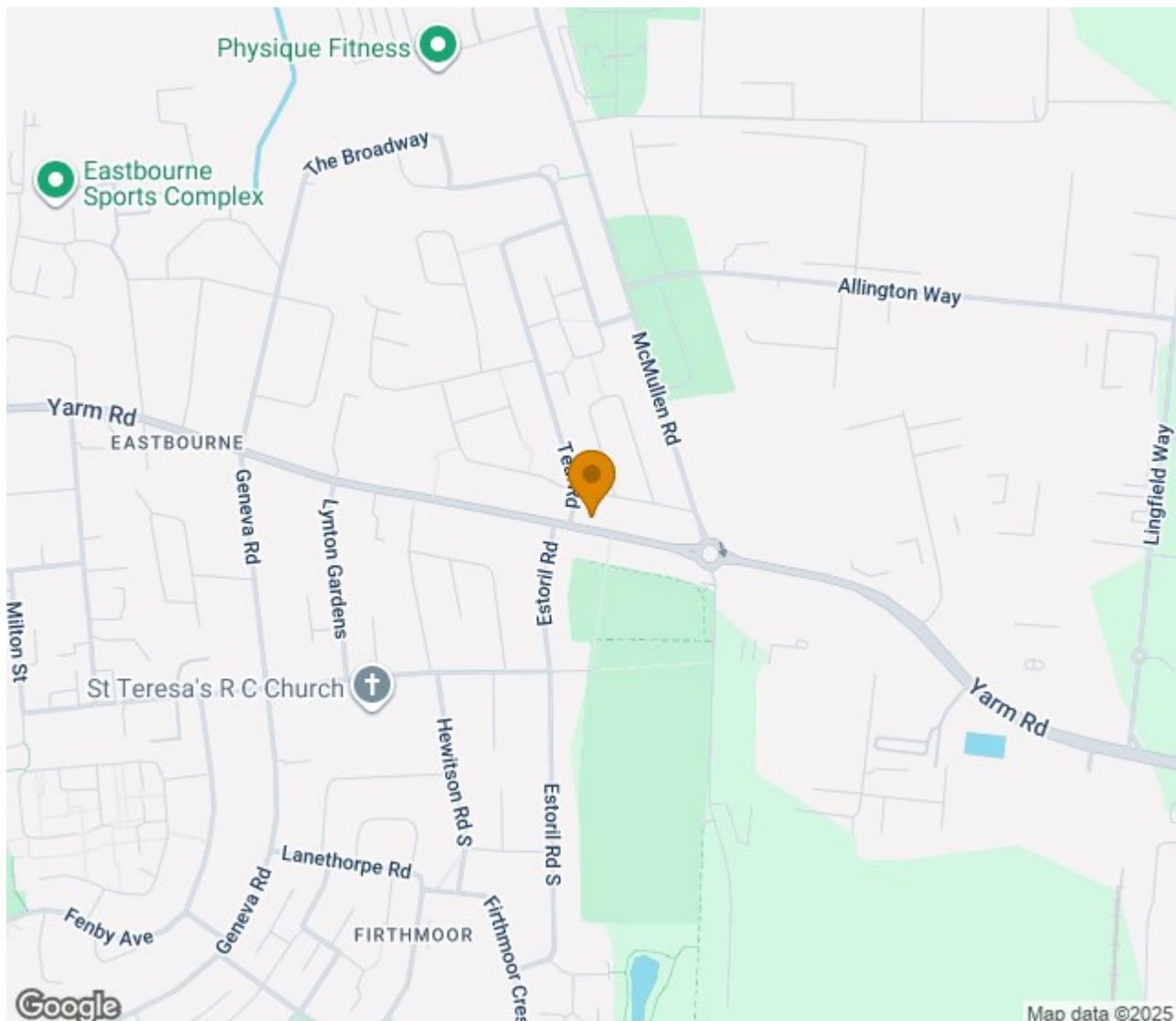


### Outside

### Drive and Front Garden

### Enclosed Rear Garden





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 1

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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