

Willow Road, DL3 9HS
3 Bed - House - Semi-Detached
£165,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











Willow Road, DL3 9HS

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

On the market this three bedroom semi-detached family home, ideal for first time buyer or investor looking to put there own stamp on the property. Located close to local amenities and good schools, making it perfect for a family home.

The property briefly comprises of; entrance hall separate storage cupboard (Scope of creating a utility room or downstairs wc), living room, dining room, fitted kitchen to the rear.
The first floor provides a landing, with three double bedrooms and a modern three piece family bathroom.

Externally, the property has front and rear gardens, with a side driveway allowing ample of off-street parking.

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

*** N.B. Photos have been edited using AI for Illustration Purposes for Marketing, showing the property more empty than in person.



GROUND FLOOR

Hallway
7'7" x 8'4" (2.32m x 2.55m)
Storage - 1.26m x 0.81m
Storage - 0.85m x 2.11m

Living Room
13'10" x 9'9" (4.22m x 2.98m)

Dining Room
13'0" x 9'9" (3.98m x 2.99m)

Kitchen
7'4" x 10'9" (2.24m x 3.29m)

FIRST FLOOR

Landing
7'3" x 3'1" (2.22m x 0.95m)

Bedroom 1
13'10" x 9'8" (4.22m x 2.96m)

Bedroom 2
10'7" x 9'10" (3.23m x 3.02m)

Bedroom 3
7'5" x 10'9" (2.27m x 3.29m)

Bathroom
6'11" x 6'5" (2.13m x 1.96m)



Ground Floor



Floor 1

Approximate total area(1)

843 ft²
78.3 m²

Reduced headroom

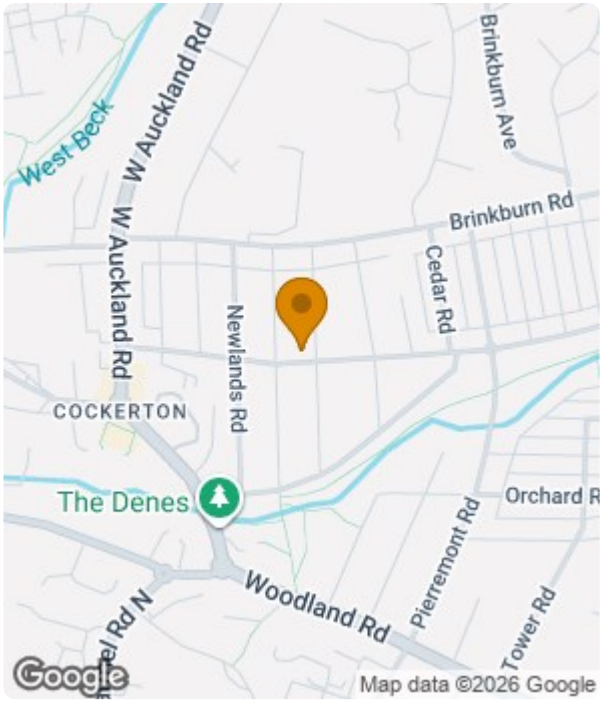
13 ft²
1.3 m²

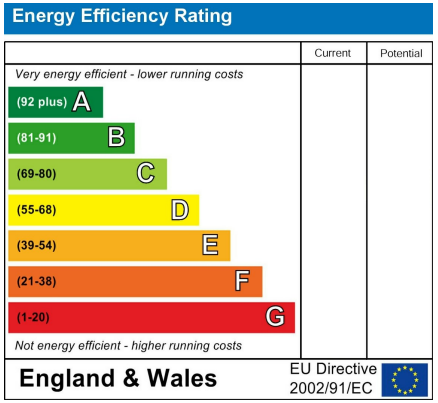
(1) Excluding balconies and terraces

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





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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SMITH & FRIENDS ESTATE AGENTS