



105 Thornton Street, Darlington, DL3 6AA.

We are acting in the sale of the above property and have received an offer of £100,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* FOUR BEDROOM MID TERRACE HOUSE \*\*\* CLOSE TO THE TOWN CENTRE & DENE \*\***  
**\*\* TWO RECEPTION ROOMS \*\*\* IN NEED OF IMPROVEMENT \*\*\* EXCELLENT POTENTIAL \*\* \*\* NO ONWARD CHAIN \*\***

A larger than average four bedroom mid terrace house located on Thornton Street close to the Dene and within walking distance of Darlington Town Centre with its excellent leisure and shopping facilities.

The property requires improvement and redecoration but offers excellent potential. Suitable as a family home or ideal for a landlord/ investor looking for a buy to let property.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Vestibule with tiled flooring, spacious Entrance Hall with staircase to the first floor, Lounge with bay window, Dining Room, large Kitchen/ Breakfast Room with fitted units, built in oven and hob and tiled flooring, Landing, four Bedrooms and fully tiled Shower Room/ wc with a white suite. Externally there is an enclosed yard to the rear.

Offered for sale with no onward chain.

Council tax band A. Freehold basis. EPC Rating: D  
Please contact Smith & Friends to arrange a viewing.

**Thornton Street, Darlington, DL3 6AA**

**4 Bed - House - Mid Terrace**

**£92,500**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Thornton Street, Darlington, DL3 6AA**



**GROUND FLOOR**

**Entrance Hall**

**Lounge**

14'2 into bay x 13'8 into alcoves (4.27m'0.61m into bay x 3.96m'2.44m into alcoves)

**Dining Room**

12'8 x 11'8 into alcoves (3.66m'2.44m x 3.35m'2.44m into alcoves)

**Kitchen/ Breakfast Room**

16'8 x 9'10 (4.88m'2.44m x 2.74m'3.05m)



**FIRST FLOOR**

**Landing**

**Bedroom 1**

12'8 x 11'8 narrowing to 10'6 (3.66m'2.44m x 3.35m'2.44m narrowing to 3.05m'1.83m)

**Bedroom 2**

12'8 x 11'2 narrowing to 10'0 (3.66m'2.44m x 3.35m'0.61m narrowing to 3.05m'0.00m)

**Bedroom 3**

9'2 x 6'4 (2.74m'0.61m x 1.83m'1.22m)

**Bedroom 4**

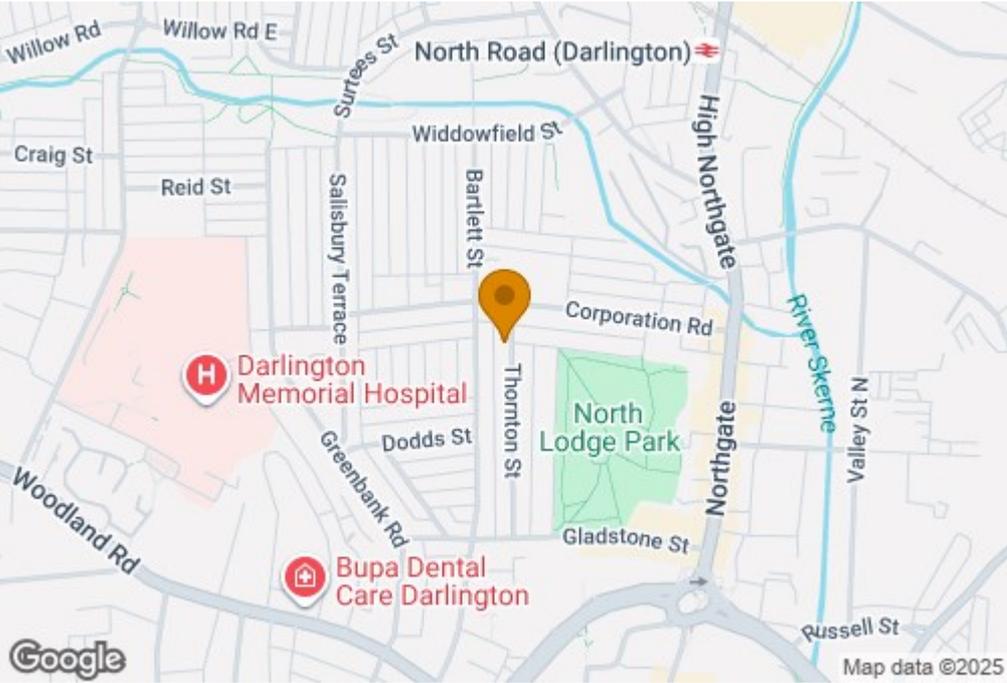
9'10 x 9'4 (2.74m'3.05m x 2.74m'1.22m)

**Bathroom/ wc**

6'10 x 6'6 maximum (1.83m'3.05m x 1.83m'1.83m maximum)



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## Thornton Street

Approximate Gross Internal Area  
1221 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

