



**Walter Scott Avenue, Darlington, DL2 2RY**  
**3 Bed - House - Semi-Detached**  
**£180,000**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Walter Scott Avenue, DL2 2RY

\*\*\* IDEAL FAMILY HOME OR FIRST TIME BUYER HOME \*\*\*

\*\*\* THREE ALLOCATED PARKING BAYS \*\*\*

On the market with Smith & Friends, this lovely three bedroom semi-detached property, located within the new West Park development, built by Barratt Homes / David Wilson Homes, this property makes a perfect purchase for a family or first time buyer.

The property briefly comprises of; Entrance Hall, Downstairs WC, Good Sized Living Room with understairs storage, Inner Hall leading to the Modern Kitchen/Diner with French Doors to the rear garden.

The first floor you will find a Landing, Three Bedrooms, (Master Bedroom benefitting from an En-Suite Shower Room) and a Family Bathroom.

Externally, the property has a Lovely Lawn and Patio garden to the rear, with a rare three allocated parking bays to the rear of the property too.

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



## GROUND FLOOR

Entrance Hall  
4'09 x 4'02

Downstairs WC  
5'01 x 3'04

Living Room  
11'10 x 15'01

Inner Hall  
4'01 x 3'00

Kitchen / Diner  
10'10 x 15'05

## FIRST FLOOR

Landing  
7'03 x 9'05

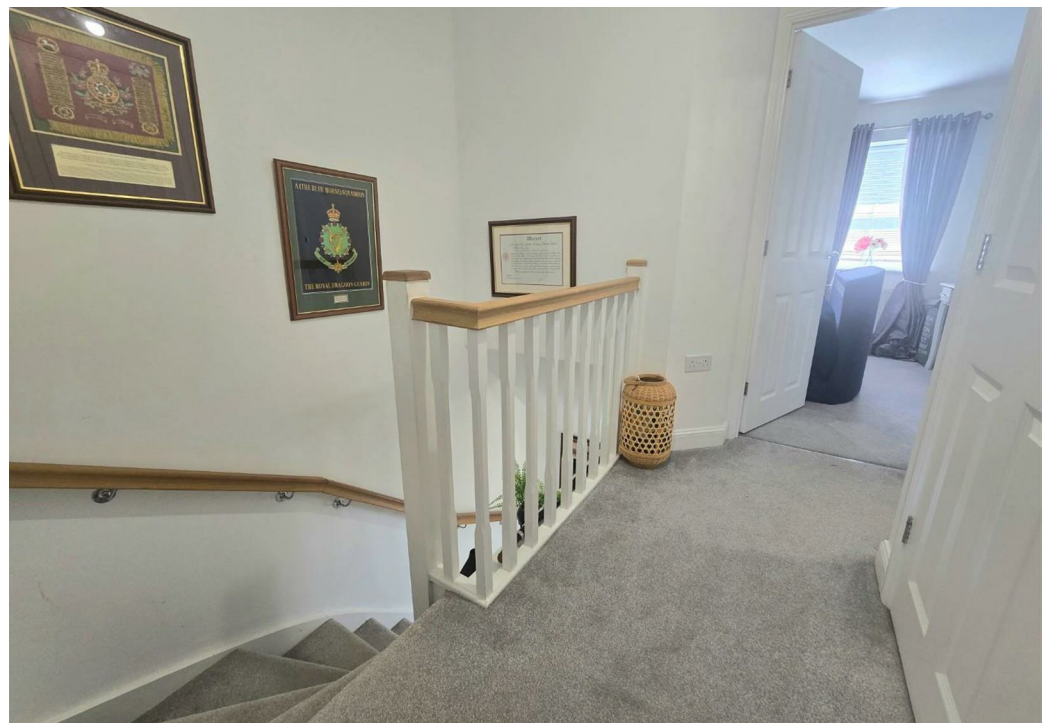
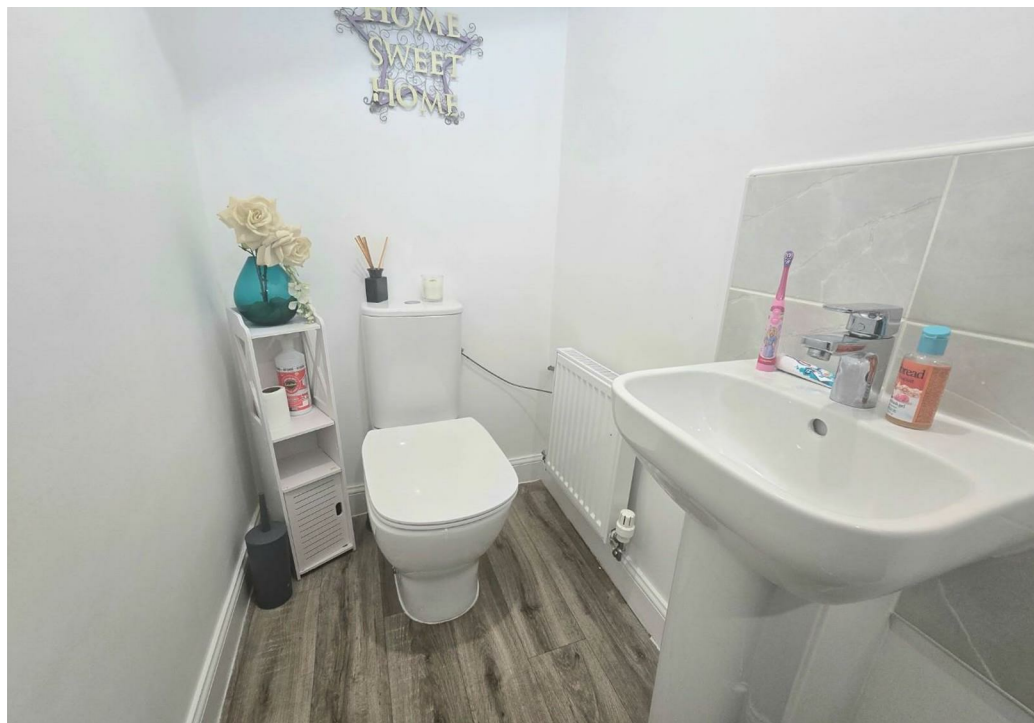
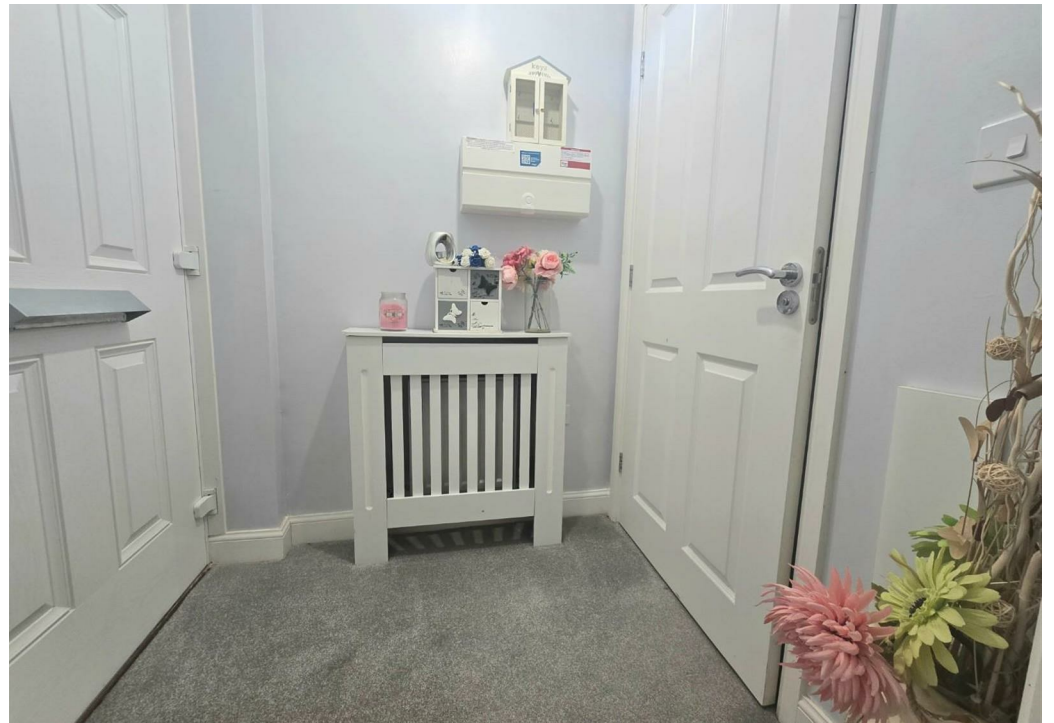
Bedroom 1  
10'09 x 10'08

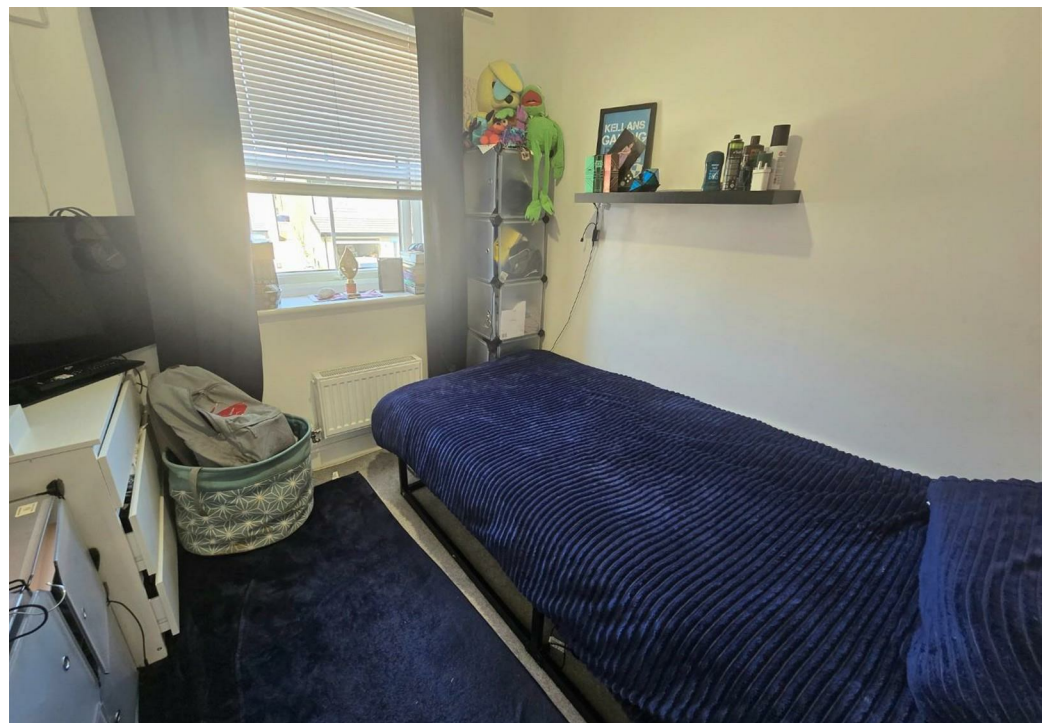
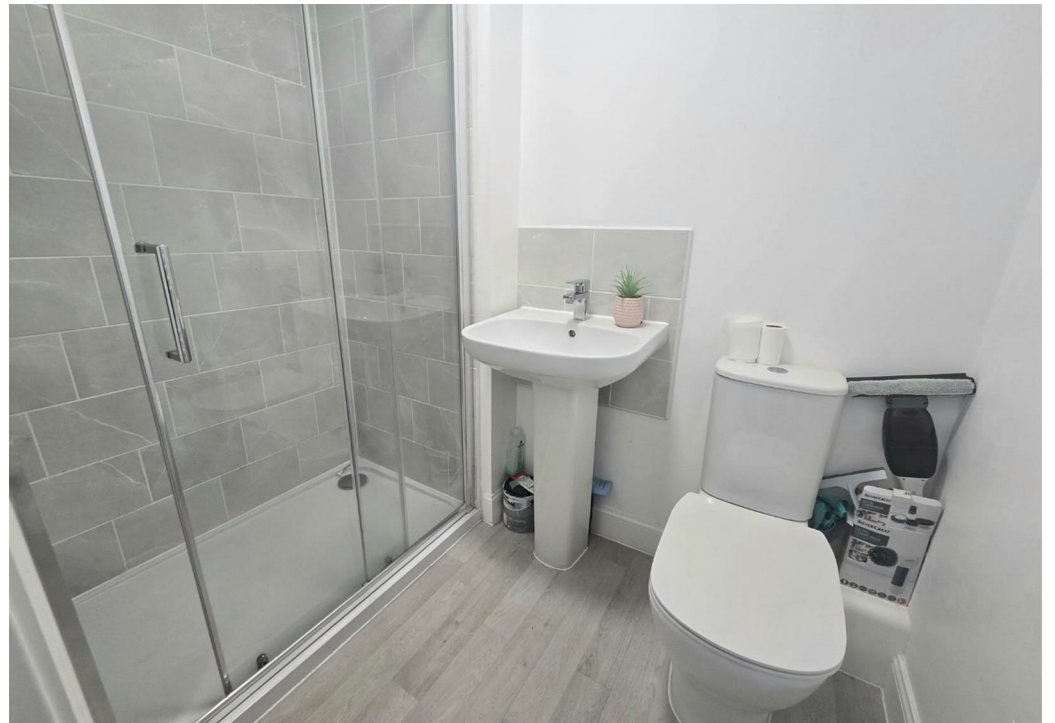
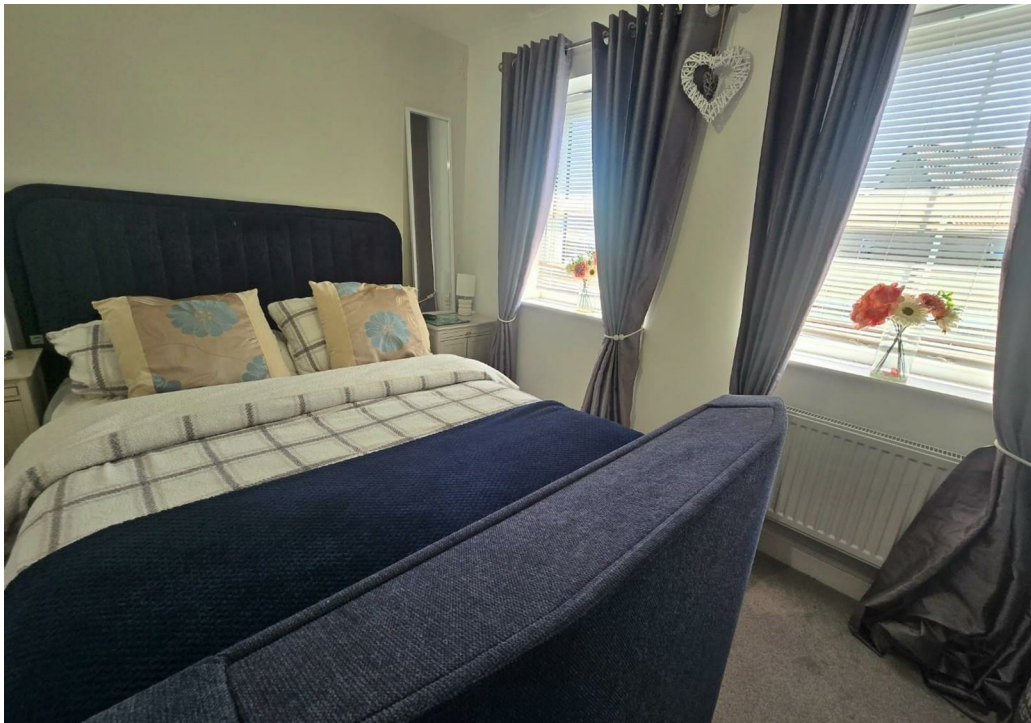
En-Suite  
4'05 x 6'10

Bedroom 2  
8'02 x 12'08

Bedroom 3  
7'10 x 7'01

Family Bathroom  
7'00 x 5'11







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

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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