



**\*\* REDUCED \*\* GOOD TRANSPORT LINKS \*\* REAR GARDEN \*\* OFF STREET PARKING \*\* HARROWGATE HILL AREA \*\***

Smith and Friends are pleased to offer this very well presented and ideally located two double bedroom mid terraced house located close to many local amenities, bus routes and town centre.

The accommodation comprises entrance porch, lounge, breakfast kitchen. To the first floor are two double bedrooms and a family sized white suite bathroom. Outside there is an enclosed rear garden with off street parking. Having double glazing and gas central heating system.

The property is ideal for a first time buyer or investor and is ready to move into.

Please Note: Council tax band A. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Longfield Road, Darlington, DL3 0HU**

**2 Bed - House - Terraced**

**Offers In The Region Of £97,500**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## ENTRANCE PORCH

Having double glazed door to front elevation door leading to formal lounge

## LOUNGE

**12'10" x 18'3" (3.92m x 5.57m)**

Having double glazed window to front elevation, central heating radiator staircase to first floor landing, door providing access to breakfast kitchen.

## KITCHEN

**12'9" x 8'11" (3.91m x 2.74m)**

Range of walk and base units, roll top working surfaces, sink, drainer. Integral cooker hob and extractor. Double glazed window to rear and door providing easy access to rear garden and rear off street parking.



## FIRST FLOOR LANDING

Landing with loft hatch access.



## BEDROOM

**9'10" x 12'9" (3.02m x 3.91m)**

Double glazed window to front elevation, central heating radiator.

## BEDROOM

**12'9" x 8'5" (3.91m x 2.59m)**

Double glazed window to rear elevation, central heating radiator and storage.



## BATHROOM/W.C.

A modern and contemporary white suite with bath and shower over, low level WC, wash hand basin and tiled walls. Towel radiator.



## FRONT EXTERNAL

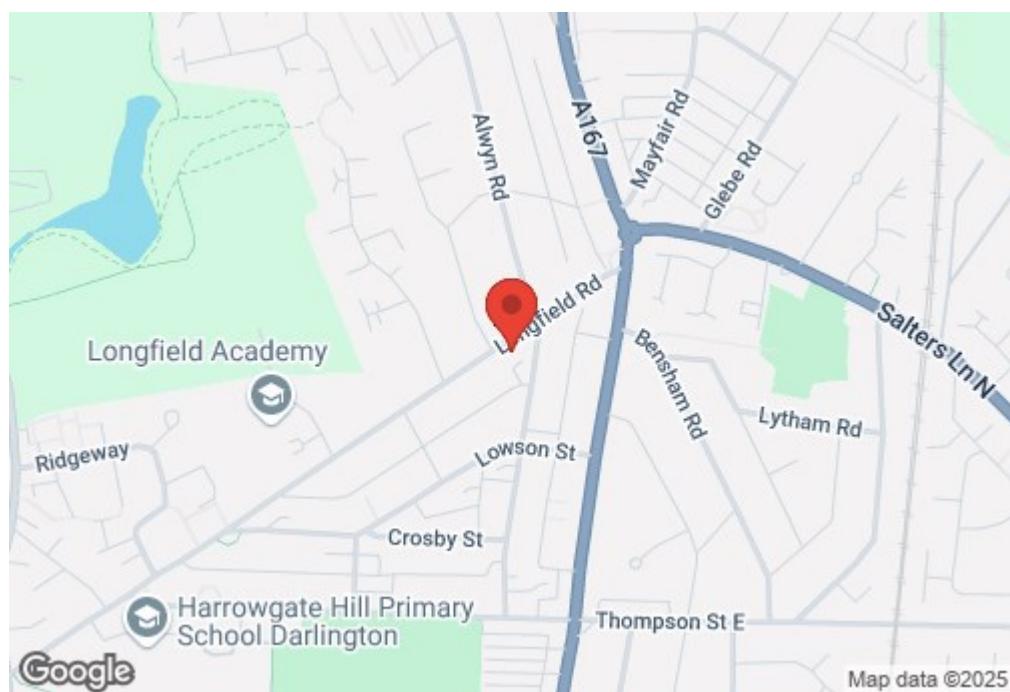
Small enclosed area which is enclosed.



## REAR GARDEN

A beautiful courtyard style garden with mature plants and shrubs. Off street parking allocated to the rear.

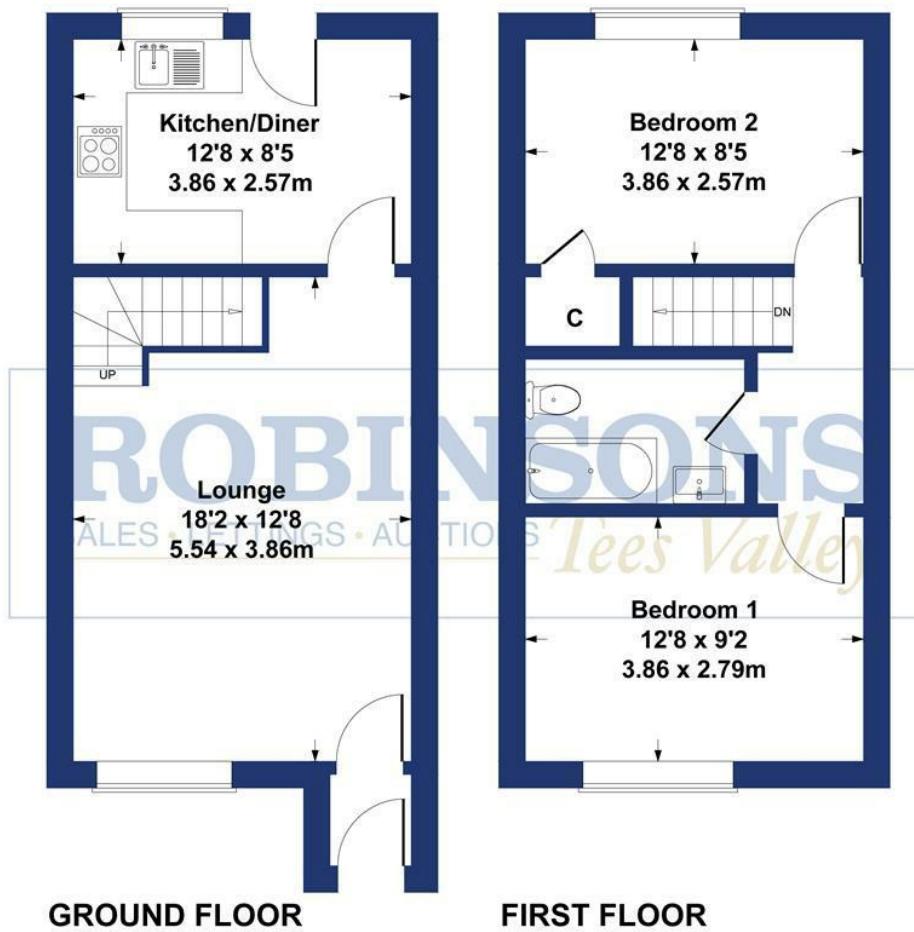
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## Longfield Road

Approximate Gross Internal Area  
698 sq ft - 65 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   | 72      |           |
| (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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