



### 10 OTTERBURN CLOSE, DARLINGTON, COUNTY DURHAM, DL1 2QP.

We are acting in the sale of the above property and have received an offer of £86,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* ATTENTION ALL INVESTORS \*\***

**\*\* PRICED TO SELL \*\* \*\* NO ONWARD CHAIN \*\* \*\* GENEROUS CORNER PLOT \*\***

Located in the popular Harrogate Hill /Springfield area of Darlington we present this competitively priced two bedroom end link property featuring parking to the front and large enclosed garden to rear. The property is in need of refurbishment which has been reflected within the asking price with viewings strongly recommended to appreciate the potential of this home.

It lies within easy reach of local shops, amenities and schooling along with convenient transport links to the A1(M) & A66.

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

**Otterburn Close, Darlington, DL1 2QP**

**2 Bed - House - End Link Terrace**

**£85,000**

**EPC Rating: F**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**GROUND FLOOR**

Entrance hallway, light and airy lounge diner with French doors leading to the garden. Kitchen also running front to rear.

**FIRST FLOOR**

Landing with two fitted cupboards, two bedrooms, bathroom and separate w.c.

**EXTERNALLY**

Driveway to front and large corner plot to rear which in our opinion has fabulous potential.

**ENTRANCE HALLWAY**

**LOUNGE/DINER**

18'4" x 9'11" (5.61m x 3.03m)

**KITCHEN**

10'0" x 9'5" (3.07m x 2.89m)

**FIRST FLOOR LANDING**

**BEDROOM**

14'1" x 8'8" (4.30m x 2.65m)

**BEDROOM**

14'1" x 9'5" (4.30m x 2.88m)

**BATHROOM**

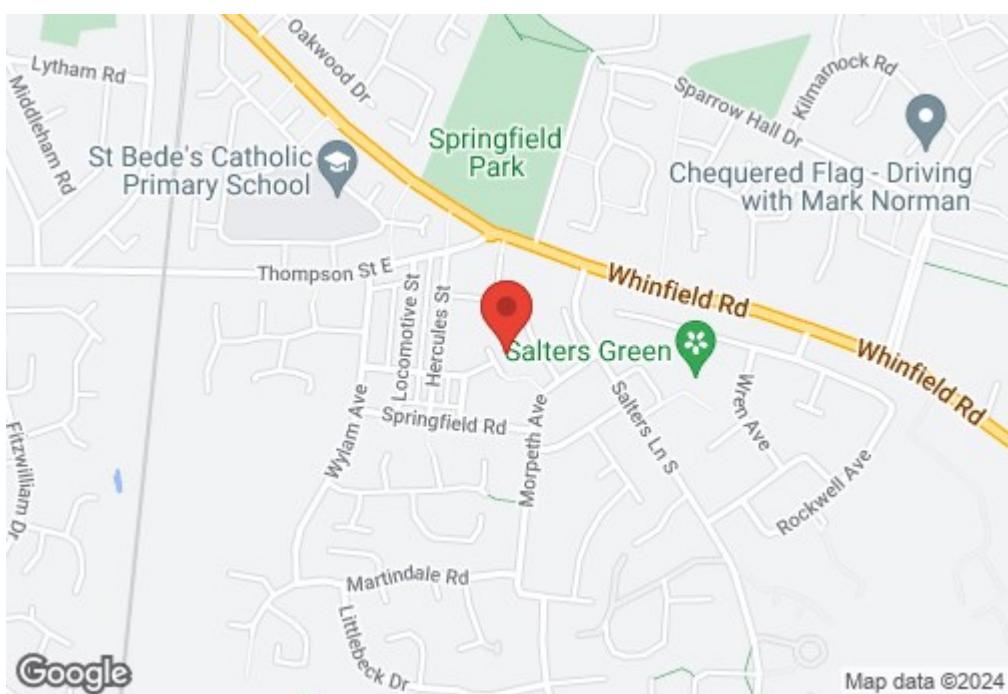
**SEPARATE W.C.**

**FRONT EXTERNAL**

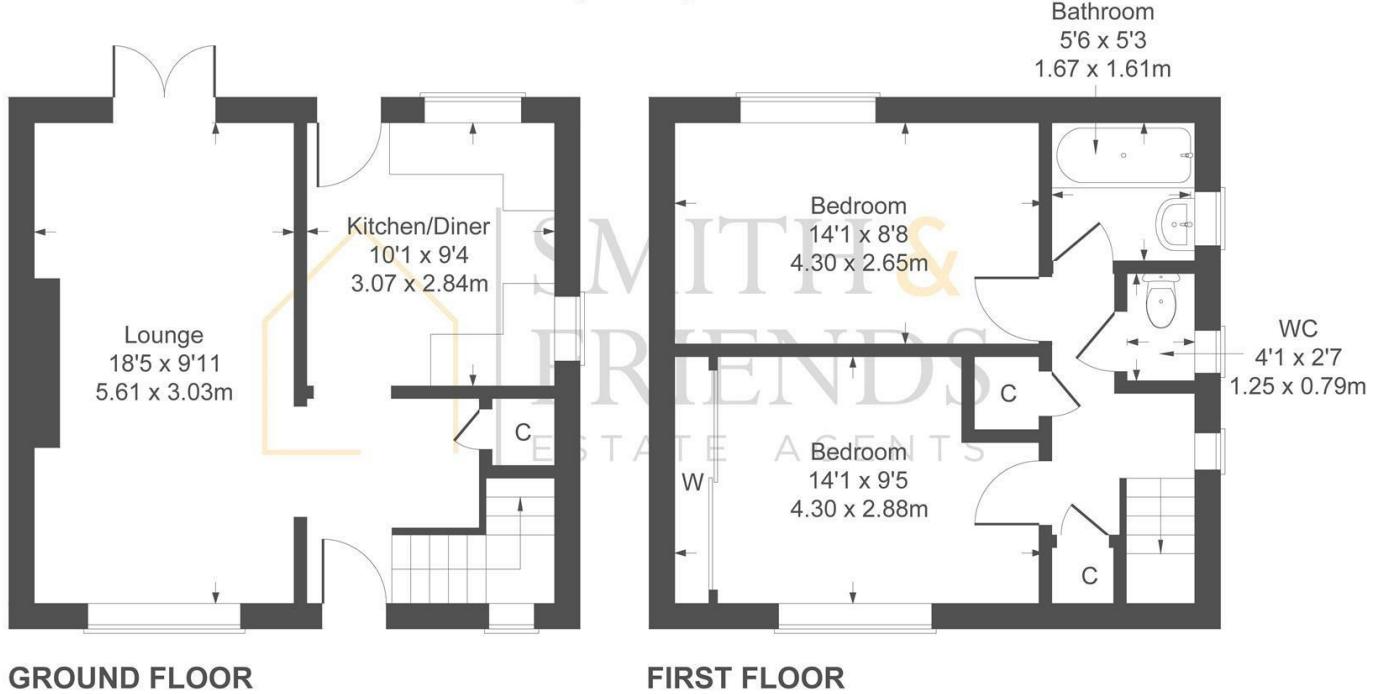
**REAR GARDEN**



Otterburn Close, Darlington, DL1 2QP



**Otterburn Close**  
Approximate Gross Internal Area  
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024  
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) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		36
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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