



**Elmcroft, DL1 3EL**  
**3 Bed - House - Semi-Detached**  
**£220,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Elmcroft

## Darlington DL1 3EL

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

\*\*\*MULTIPLE UPGRADES CARRIED OUT THROUGHOUT THE PROPERTY \*\*\*

On the market with Smith & Friends, this stunning modern three bedroom semi-detached family home, situated within the sought after area of Harrowgate Hill, Darlington. Positioned on a corner plot, within a quiet cul-de-sac, benefiting from not being overlooked.

The property has had extensive upgrades over the last 5 years, from a New Kitchen, En-Suite, Upgrades to the Main Bathroom, Media Wall, Landscaped Rear Garden, Extension to the Rear, New UPVC Windows & Doors, Built-In Wardrobes and much more.

The property briefly comprises of; Entrance Hall, Living Room, Open-Plan Kitchen / Dining / Living Area, making this a perfect place for hosting those family occasions, leading to a stunning Landscaped Rear Garden through Bi-Fold Doors.

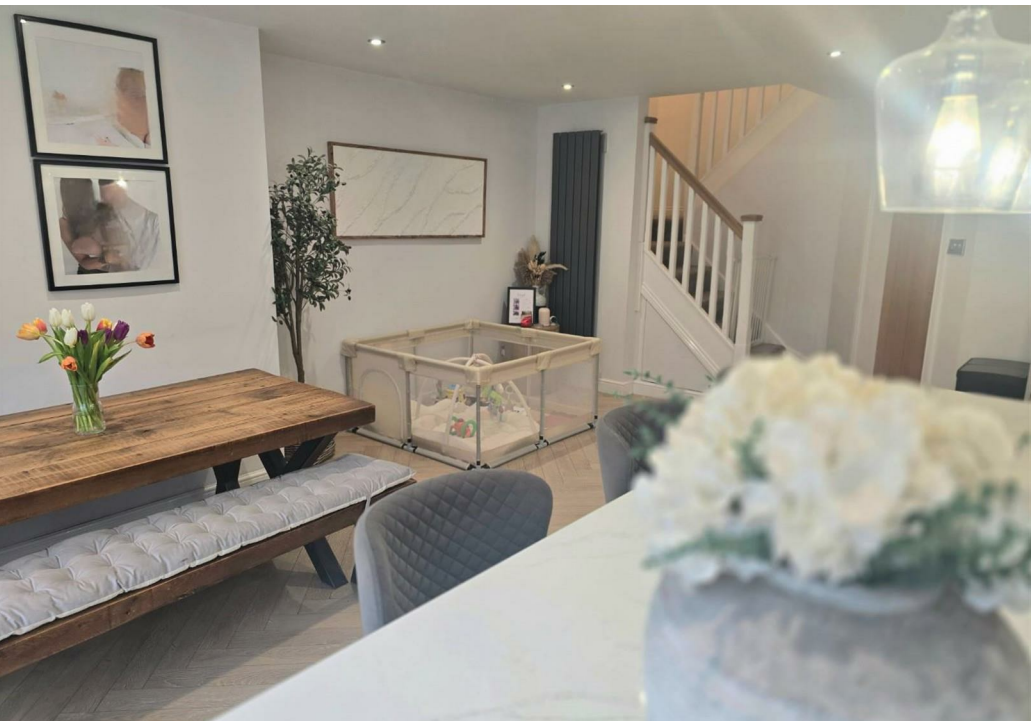
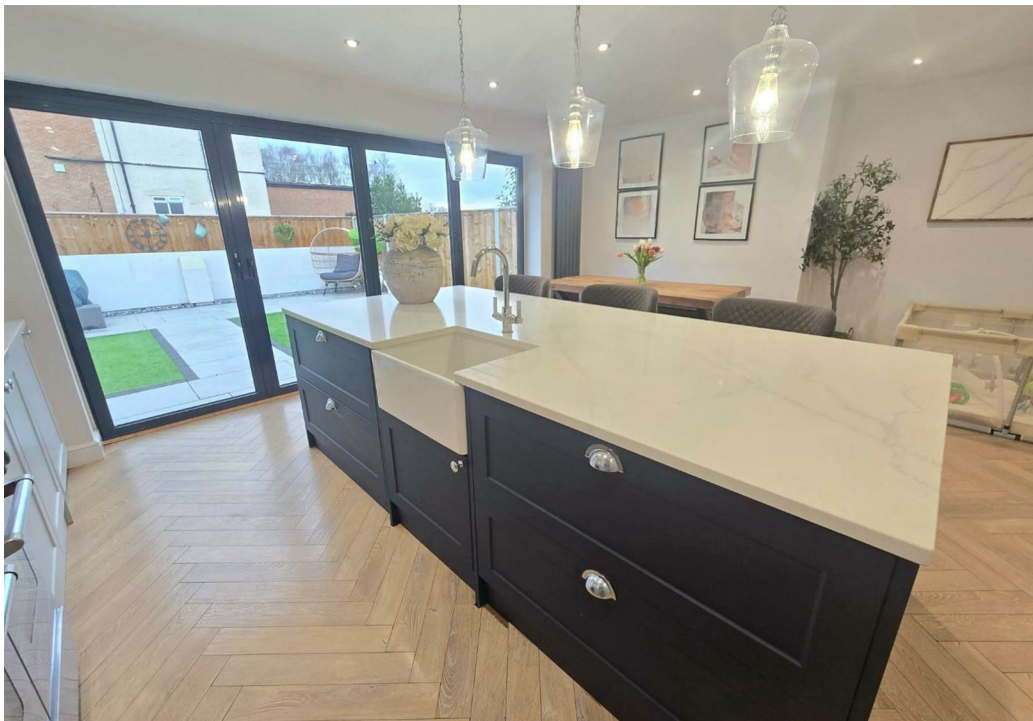
The First Floor provides a Landing, Three Double Bedrooms, (Master with En-Suite Shower Room), and a Family Bathroom.

Externally, the Front of the Property has a Tarmac Driveway, allowing Ample of Off-Street Parking and a Single Integral Garage, with side access to the Rear Landscaped Garden benefiting from Artificial Grass and Patio Area.

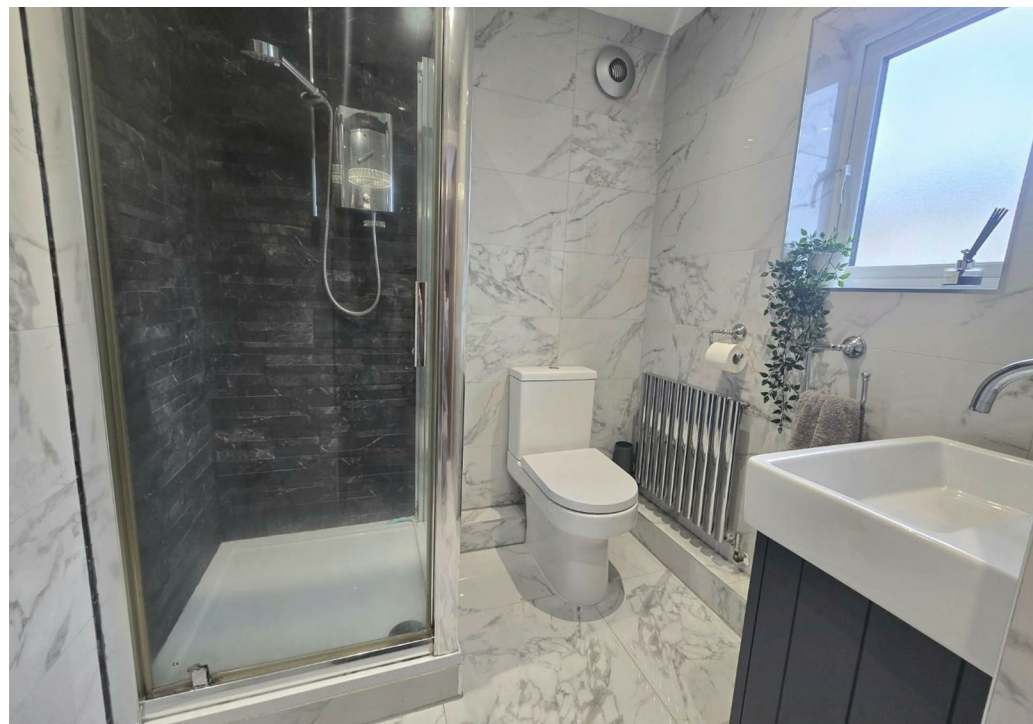
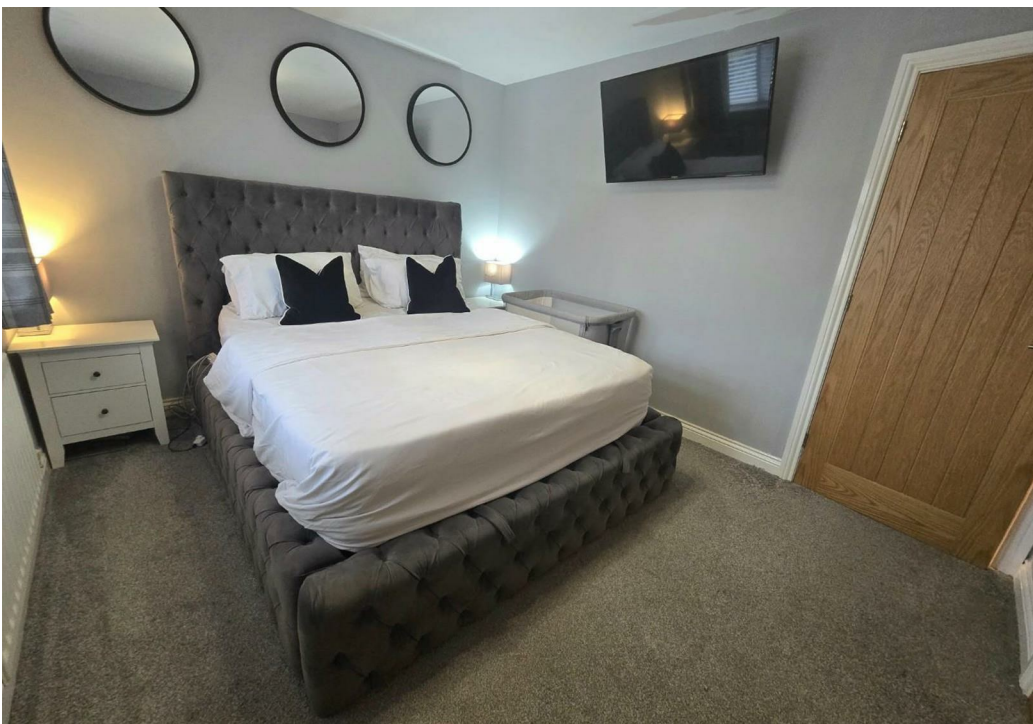
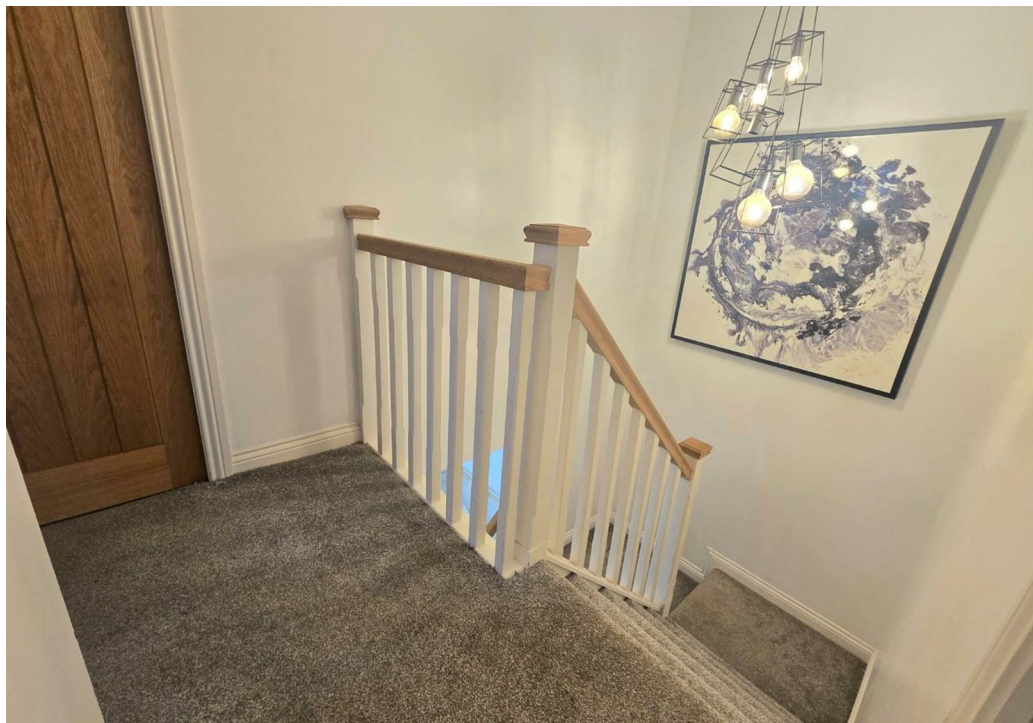
For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



















## GROUND FLOOR

### Entrance Hall

4'6" x 2'11" (1.39m x 0.91m)

### Living Room

14'2" x 11'6" (4.34m x 3.53m)

### Kitchen / Dining / Living Area

17'6" x 19'8" (5.34m x 6.01m)

## FIRST FLOOR

### Landing

3'1" x 6'9" (0.95m x 2.08m)

### Bedroom 1

9'10" x 11'8" (3.02m x 3.56m)

### En-Suite Shower Room

6'2" x 5'5" (1.88m x 1.67m)

### Bedroom 2

11'0" x 9'10" (3.36m x 3.02m)

### Bedroom 3

7'11" x 7'9" (2.42m x 2.38m)

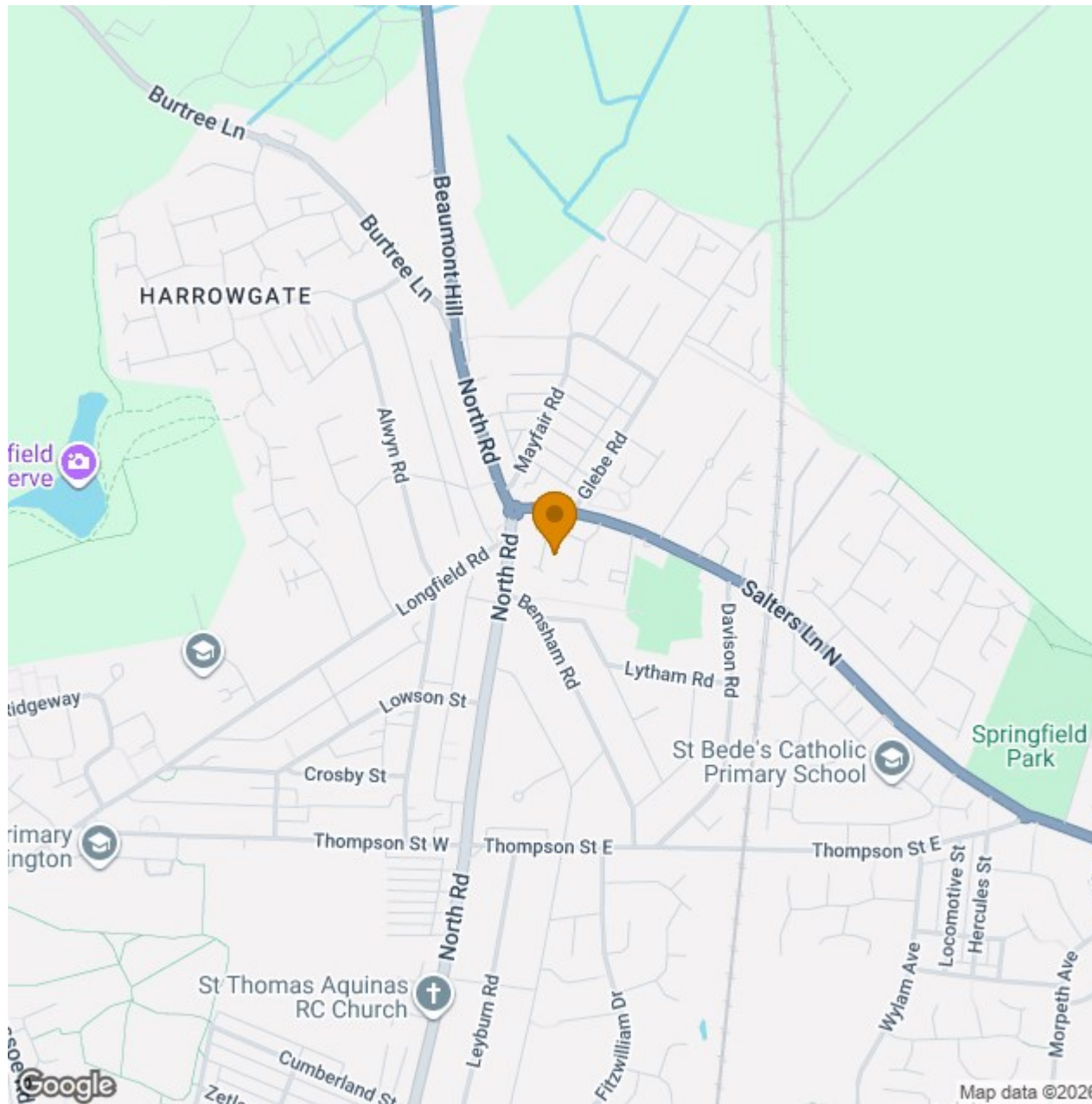
### Family Bathroom

6'7" x 5'6" (2.03m x 1.69m)

### SINGLE GARAGE

15'10" x 7'9" (4.83m x 2.37m)





- **Perfect Family Home or First Time Buyer Home**
- **Brand New Kitchen, with Quartz Worktops - Installed 2023**
- **Extension to the Rear of the Property with Bi-Fold Doors - 2022**
- **Media Wall in the Living Room - Installed 2025**
- **Landscaped Rear Garden - 2024**
- **New Windows & UPVC Front Door - 2025**
- **New Modern En-Suite Shower Room - Installed 2022**





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1091 ft<sup>2</sup>

101.5 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1.1 m<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 	

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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