



**Greenbank Road, Darlington, DL3 6ES**  
**2 Bed - House - Terraced**  
**£110,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Greenbank Road, DL3 6ES

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

An impressive two bedroom mid-terraced property, conveniently located within walking distance of the Memorial hospital, Cockerton village and Darlington town centre with other local amenities close by.

The property briefly comprises of; Entrance Porch, Living Room with Bay Window, Leading to a Separate Dining Room with under stairs storage cupboard. The rear of the property has a Modern Fitted Kitchen, with an Inner Hall and Family Bathroom.

The First Floor provides a Landing with Two Double Bedrooms.

Externally, the property has a rear back yard with a storage shed and an easy to maintain garden to the front.

Property may slightly differ to the advert photos, due to the property now being unfurnished, viewing in person advised - For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## Entrance Porch

3'0" x 3'5"

## Living Room

15'3" x 12'9"

## Inner Hall

## Dining Room

9'0" x 12'10"

## Kitchen

13'0" x 5'5"

## Inner Hall

2'6" x 5'6"

## Bathroom

6'4" x 5'6"

## FIRST FLOOR

## Landing

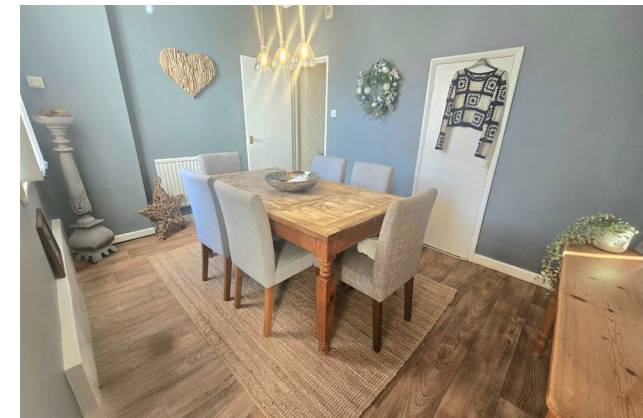
2'11" x 2'6"

## Bedroom 1

13'2" x 12'9"

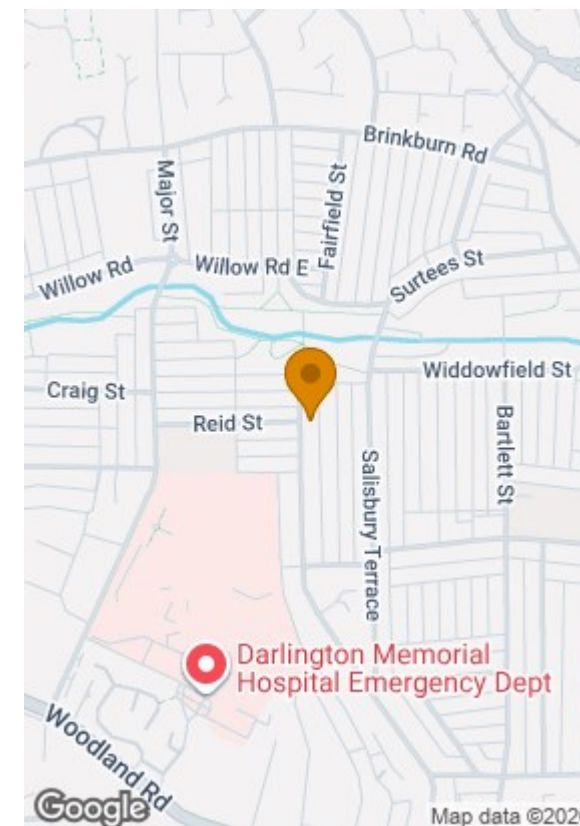
## Bedroom 2

8'11" x 12'9"









| 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>                            |         |                         |
| (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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