

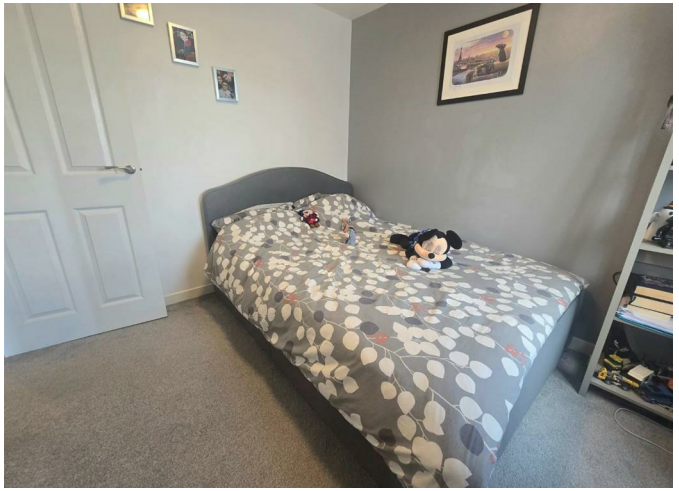
Sundew Court, DL1 1AW
3 Bed - House - Semi-Detached
£170,000

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

SMITH & FRIENDS
ESTATE AGENTS








Sundew Court, DL1 1AW

*** IDEAL FOR FIRST TIME BUYER, INVESTOR OR SMALL FAMILY ***
*** AMPLE OF OFF-STREET PARKING ***

Positioned within a Cul De Sac, this lovely three bedroom semi-detached house, within the sought after Central Park area of Darlington. Located close to local amenities, good schooling and onward travel links, making this an ideal home for a first time buyer, investor or small family.

The property briefly comprises of; entrance hall, downstairs wc, open-plan kitchen / diner, with a good sized living room at the rear of the property and French Doors leading to the rear garden.

The first floor provides a landing, with three bedrooms, and a three piece family bathroom.

Externally, the property has a well presented front garden, with ample of off-street parking to the side of the property, whilst the rear garden has a lawn and patio area.

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





GROUND FLOOR

Entrance Hall
6'7" x 3'7" (2.01m x 1.11m)

Downstairs WC
3'2" x 4'7" (0.98m x 1.42m)

Kitchen / Diner
13'5" x 11'5" (4.11m x 3.50m)

Living Room
11'5" x 14'7" (3.49m x 4.45m)

FIRST FLOOR

Landing
8'5" x 5'10" (2.58m x 1.80m)

Bedroom 1
9'6" x 14'7" (2.90m x 4.47m)

Bedroom 2
9'8" x 8'5" (2.95m x 2.57m)

Bedroom 3
6'7" x 3'11" (2.03m x 1.20m)

Family Bathroom
5'5" x 8'3" (1.66m x 2.54m)



Approximate total area(1)

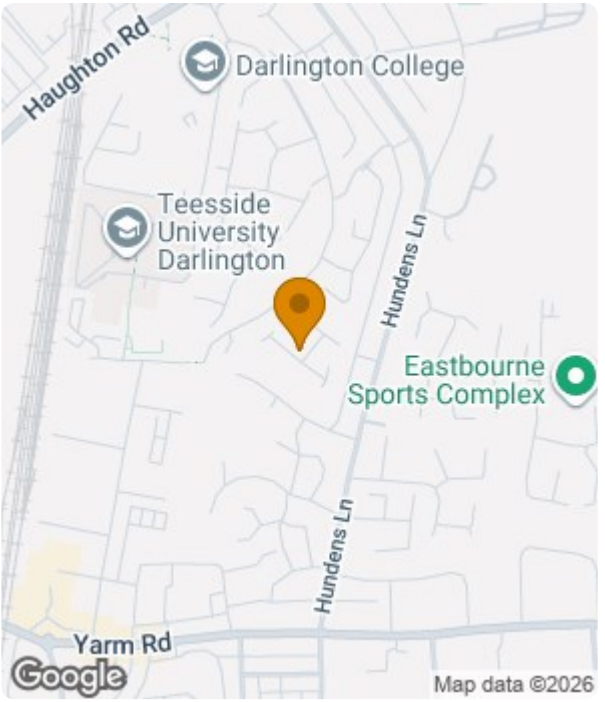
689 ft²

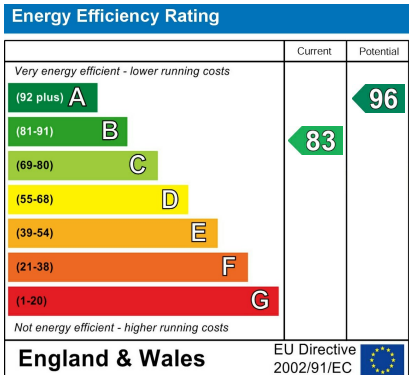
64.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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