



**The Stray, Darlington, DL1 1EP**  
**3 Bed - House - Semi-Detached**  
**£160,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# The Stray, DL1 1EP

\*\*\* LOVELY FAMILY HOME \*\*\*

\*\*\* AMPLE OF OFF STREET PARKING \*\*\*

This stunning three bedroom semi detached property located in this popular area of Eastbourne just off Yarm Road which lies within easy reach of local shops, amenities, railway station and schooling.

The property briefly comprises of; Light and Airy Entrance Hallway giving a great first impression leading to a through Living/Dining Area ideal for entertaining family and friends with inset lighting, bay windows to both the front and rear elevations. There is a pleasant open aspect leading to the Lovely Modern Fitted Kitchen, providing a quality range of units with access to the garage which means it is possible to reach cars undercover.

The first floor has a beautiful refurbished bathroom suite and three good sized bedrooms, (Master with Fitted Wardrobes).

There is a resurfaced block paved driveway to the front allowing ample off street parking leading to a larger than average garage (approx. 30' in length) leading to the good sized rear garden.

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

## GROUND FLOOR

### Entrance Hall

### Living Room

13'3" x 11'8" (4.04m x 3.56m)

### Dining Room

14'4" x 11'8" (4.39m x 3.58m)

### Kitchen

13'8" x 5'8" (4.17m x 1.73m )

## FIRST FLOOR

### Landing

### Bedroom 1

12'2" x 11'8" (3.73m x 3.56m)

### Bedroom 2

11'1" x 9'6" (3.40m x 2.92m)

### Bedroom 3

8'0" x 8'0" (2.46m x 2.44m)

### Family Bathroom

### GARAGE

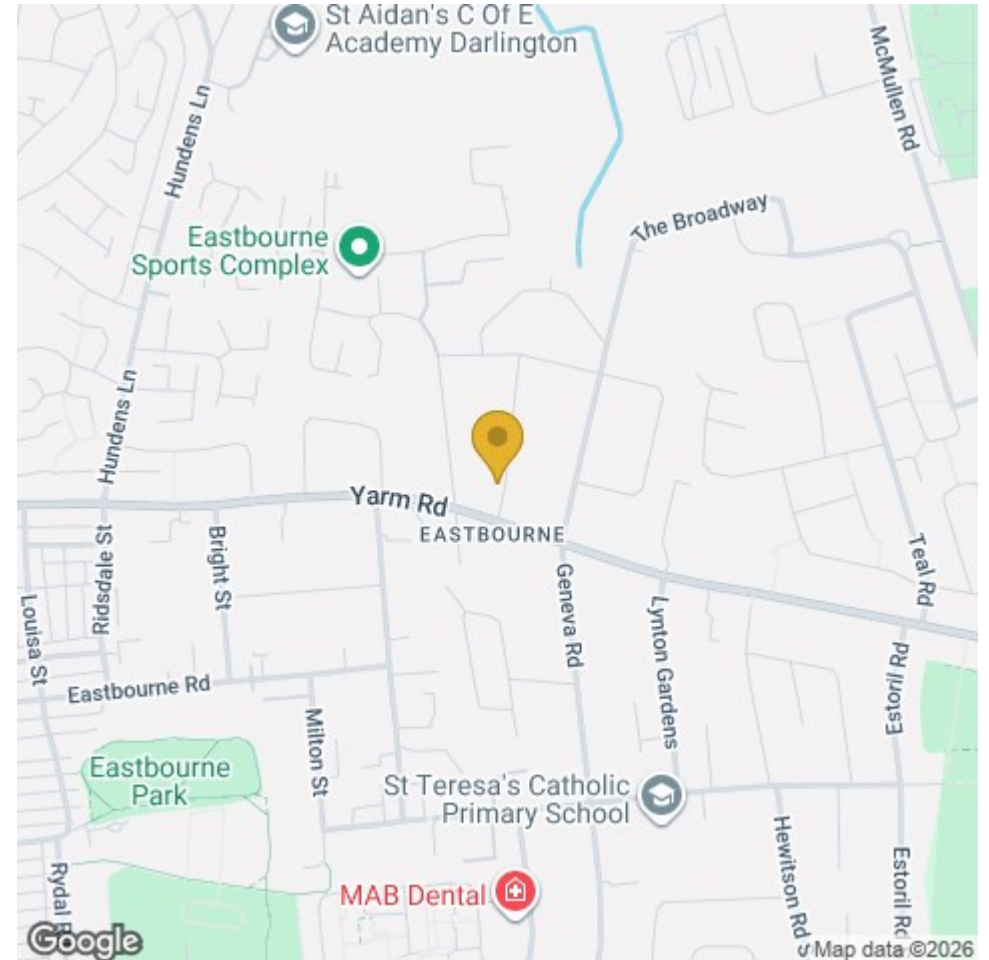
29'11" x 14'2" (9.14m x 4.34m)

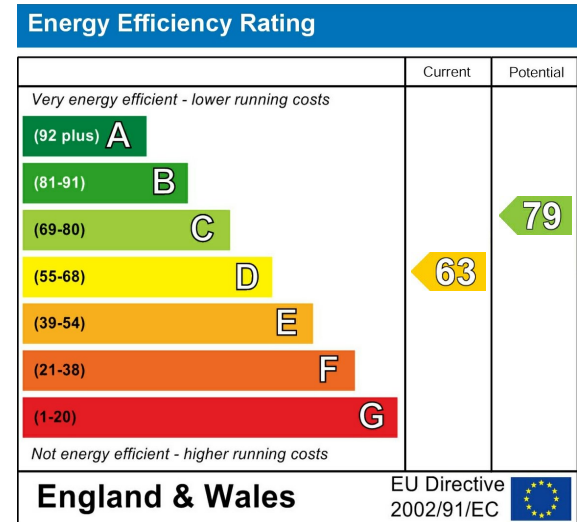






- **STUNNING FAMILY HOME**
- **MODERN OPEN-PLAN KITCHEN / DINER / LIVING ROOM**
- **LARGE SINGLE GARAGE**
- **AMPLE OF OFF STREET PARKING**
- **MODERN FAMILY BATHROOM**
- **FITTED WARDROBES TO THE MASTER BEDROOM**





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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