

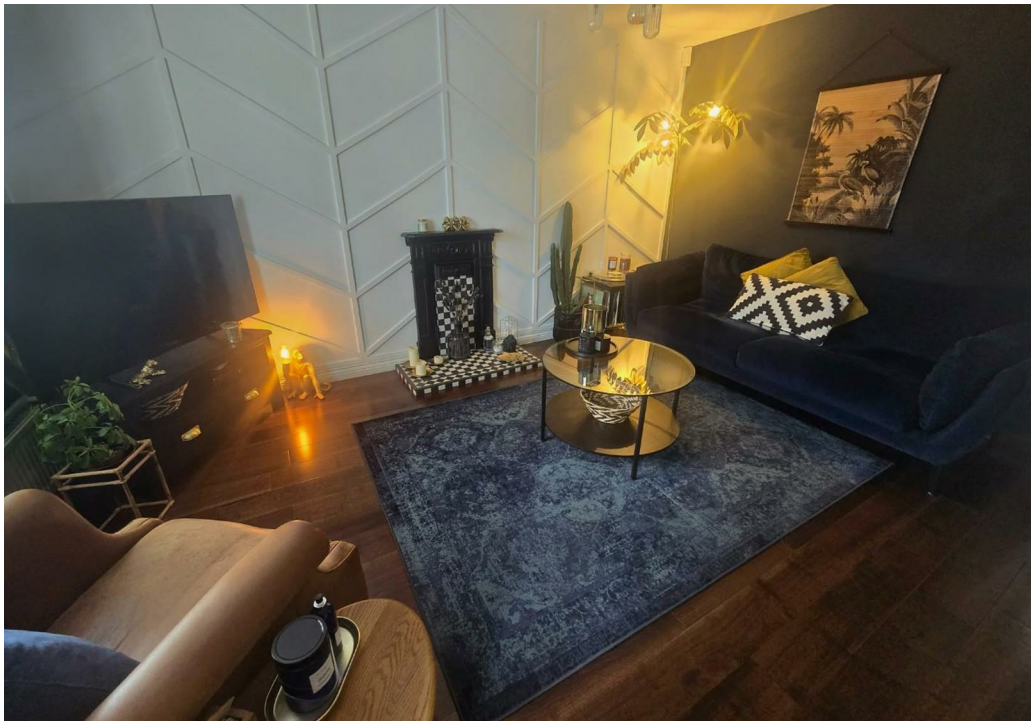


Barlby Drive, Darlington, DL3 0QD
3 Bed - House - Semi-Detached
£190,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Barlby Drive, DL3 0QD

*** IDEAL FOR FIRST TIME BUYER OR SMALL FAMILY ***

*** AMPLE OF OFF-STREET PARKING ***

Smith and Friends are delighted to offer for sale this well presented three bedroom semi-detached home situated on a new development. The property lies close to local amenities including shops, supermarket and schooling. Good transport links to the A1(M), A66 and train station are within easy reach.

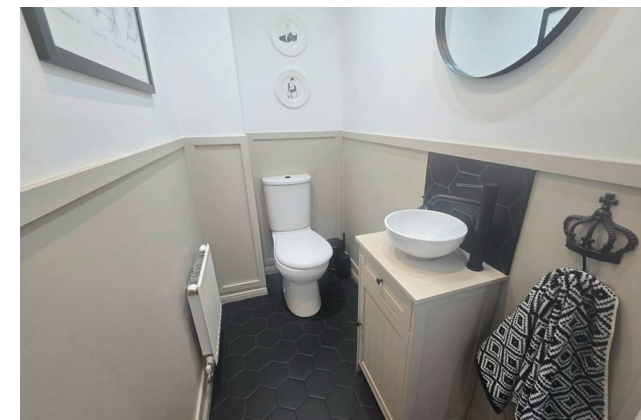
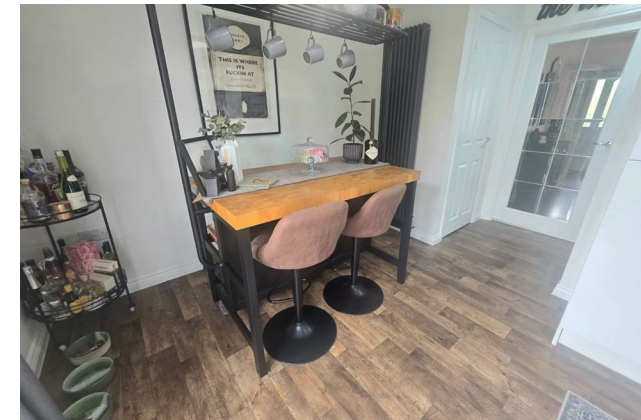
In our opinion the property will suit a variety of purchasers and must be viewed to be appreciated. Early viewing is recommended.

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

The first floor provides a landing, with master bedroom to the front, benefitting from an en-suite shower, an additional two further bedrooms and a family bathroom.

Externally, the property has two allocated parking bays to the front, and the rear of the property has a lovely landscaped rear garden, which features a pergola and decking area, great for enjoying family time in the sun.

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



GROUDN FLOOR

Entrance Hall

Living Room

Downstairs WC

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

En-Suite


Bedroom 2


Bedroom 3

Family Bathroom

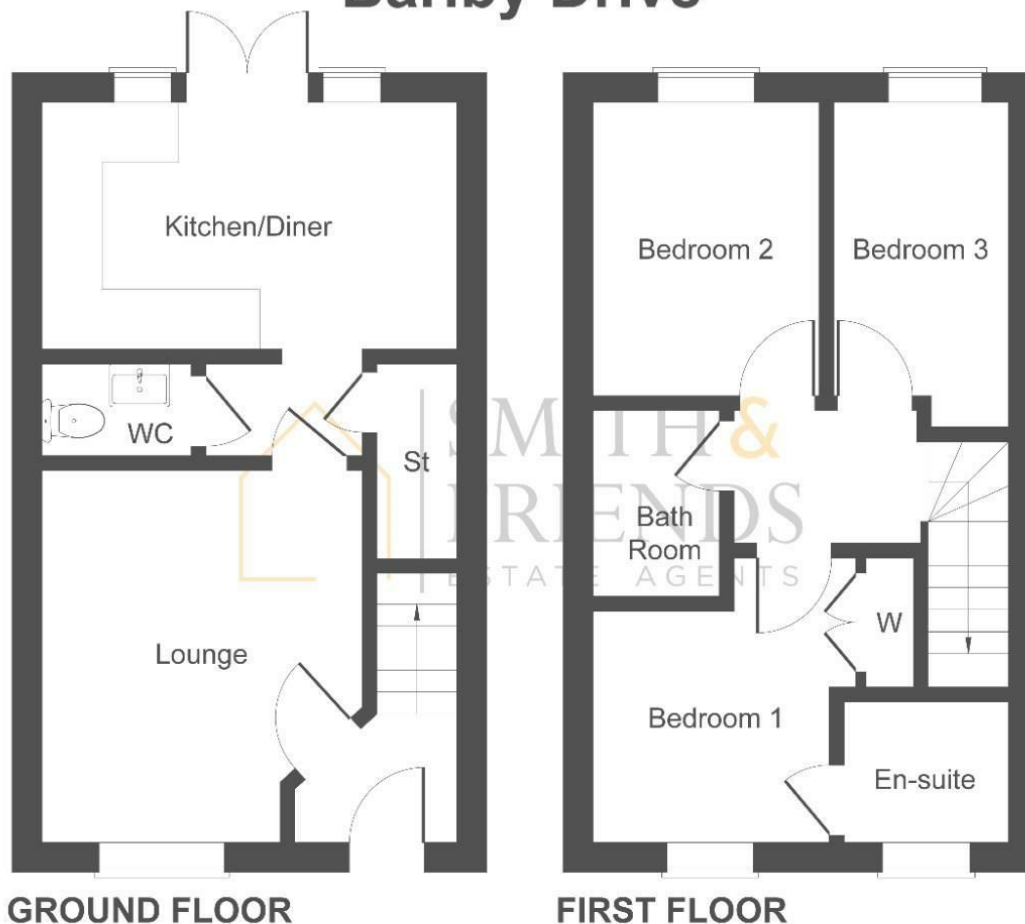




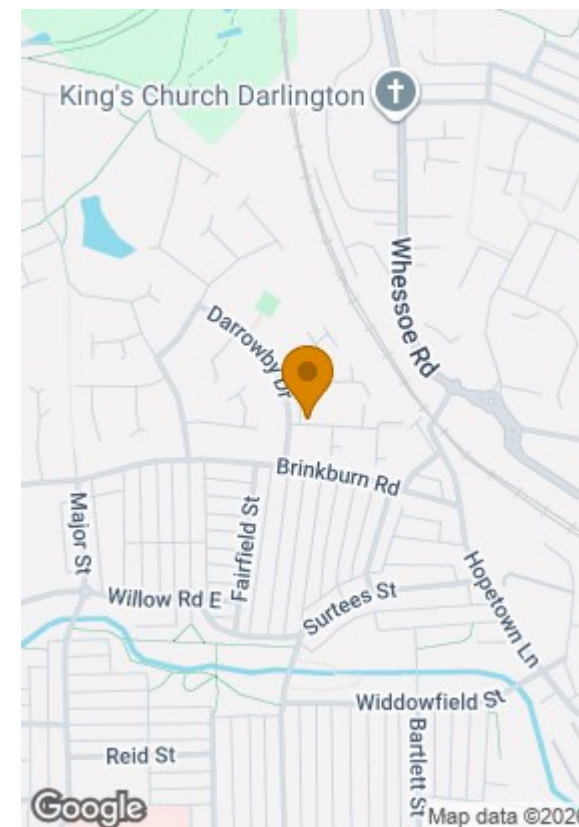
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Barlby Drive



Not to Scale. Produced by The Plan Portal 2026
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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS