

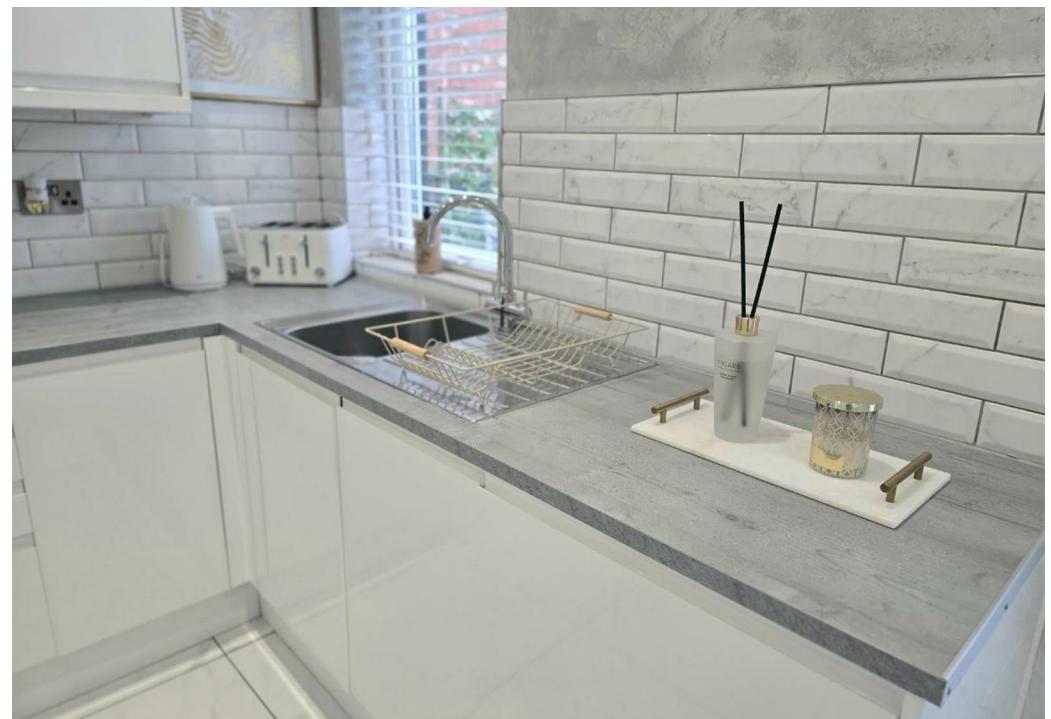


Middleham Road, Darlington, DL1 3DH
2 Bed - House - Semi-Detached
£150,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Middleham Road, DL1 3DH

*** IMMACULATELY PRESENTED ***

*** SOUTH WESTERLY REAR GARDEN ***

This stunning fully refurbished two bedroom semi detached property is on the market with Smith & Friends Estate Agents, located in the sought after area of Harrogate Hill, Darlington. Ideal Purchase for First Time Buyers.

The property briefly comprises of; Entrance Hallway, Living Room with Modern Media Wall, Fully Fitted Kitchen / Dining Room with Integrated Appliances and French Doors to the Rear Garden.

To the first floor there are Two Bedrooms (Bedroom 2 currently used as Walk-In Dressing Room) and a Modern Family Bathroom.

Externally, the property has gardens to the front and rear. At the rear of the property you will find a well maintained lawn and raised decking area, benefitting from South Westerly Sun.

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

GROUND FLOOR

Entrance Hall

Living Room

10'10" x 12'7"

Kitchen / Diner

12'1" x 13'10"

FIRST FLOOR

Landing

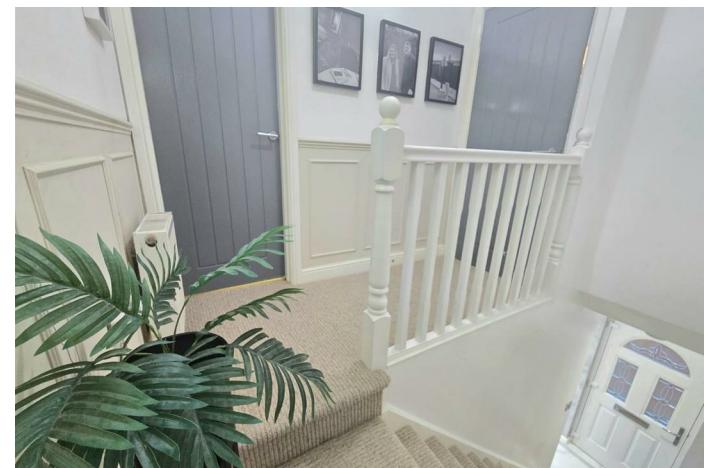
3'2" x 7'6"

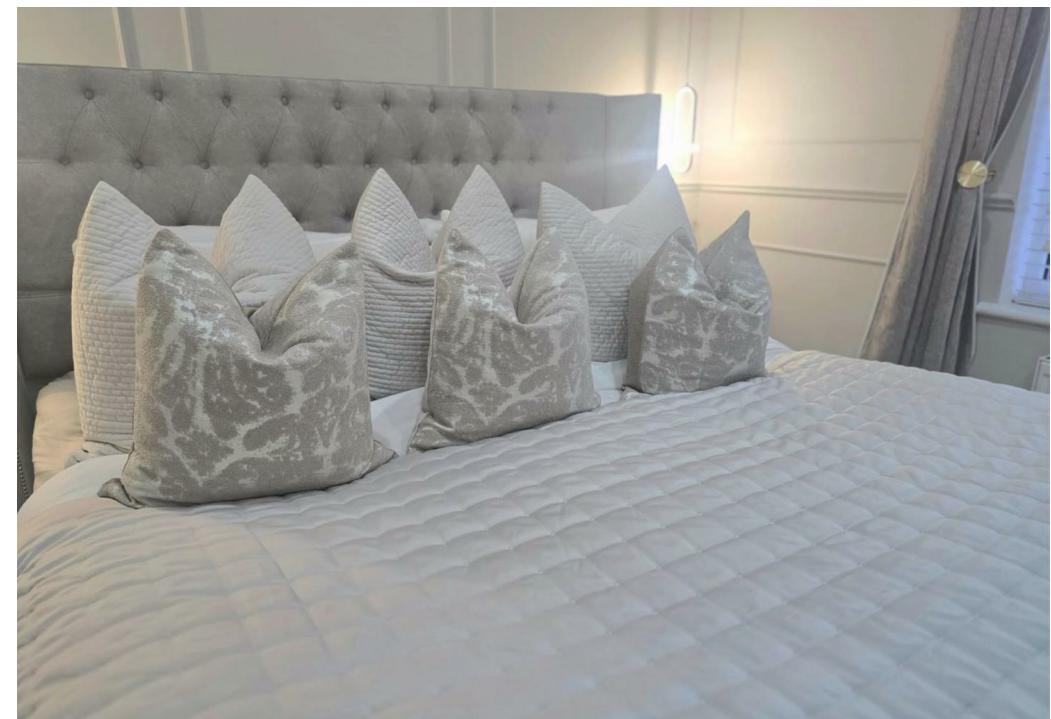
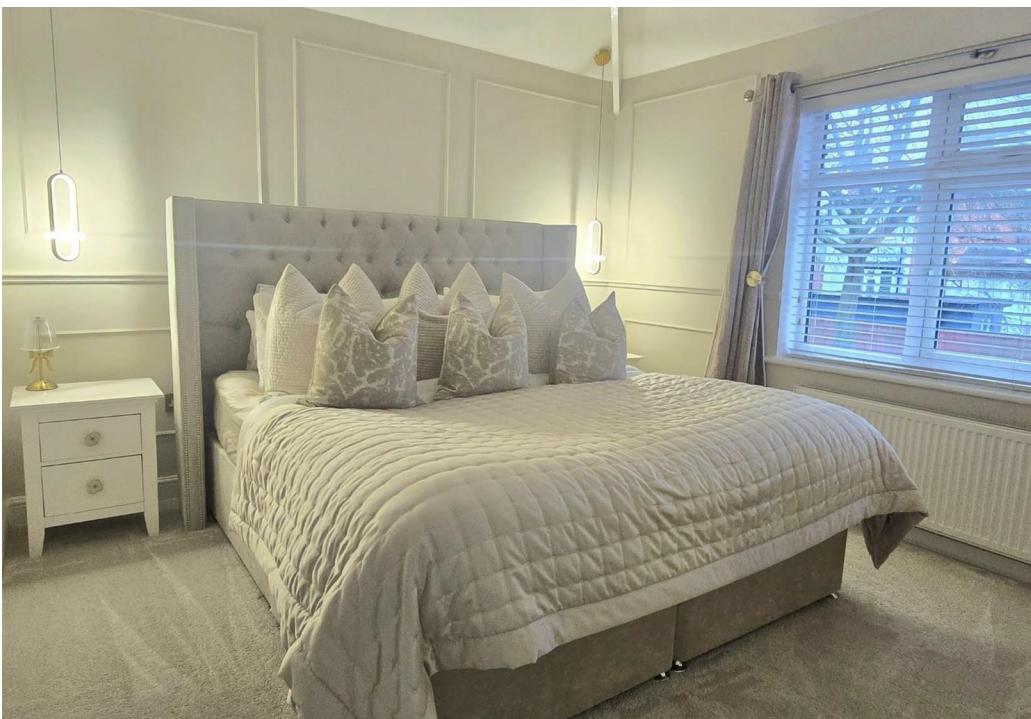
Bedroom 1

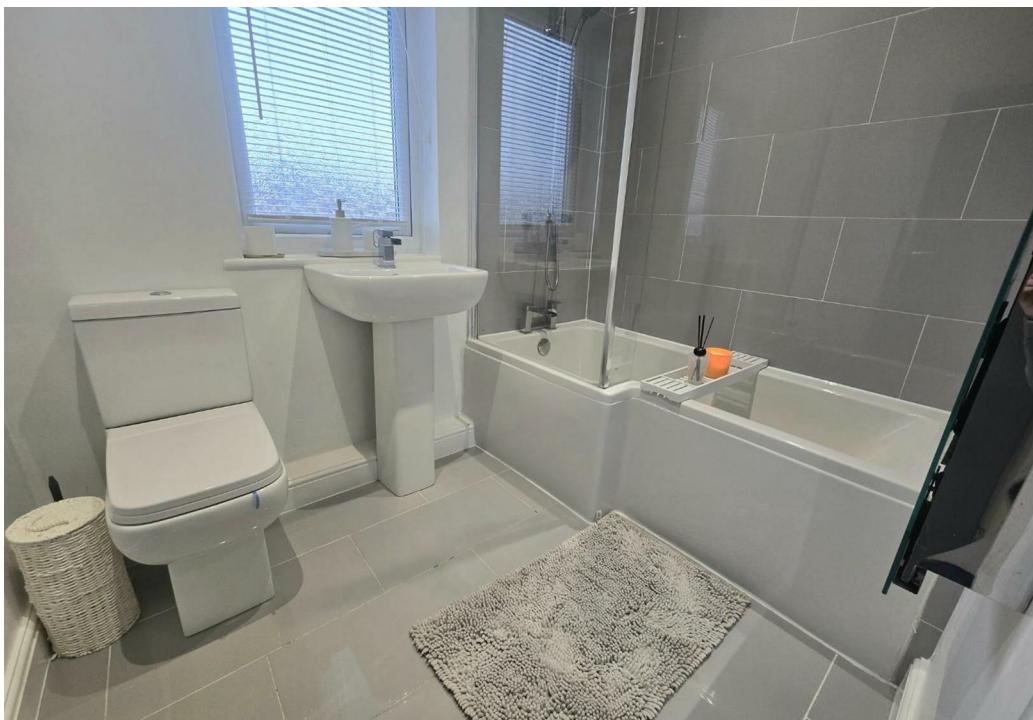
10'11" x 13'10"

Bedroom 2 (Dressing Room)
12'4" x 6'0"

Family Bathroom
5'8" x 7'6"





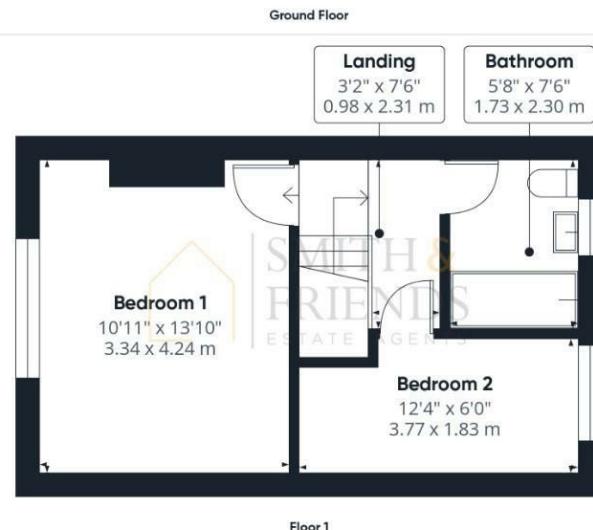




Approximate total area⁽¹⁾

617 ft²
57.3 m²

Balconies and terraces
193 ft²
17.9 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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