

Haydock Drive, Darlington, DL1 2BF
4 Bed - House - Semi-Detached
£200,000

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

SMITH & FRIENDS
ESTATE AGENTS









Haydock Drive, DL1 2BF

*** IDEAL FAMILY HOME ***
*** SPACIOUS THREE STOREY SEMI-DETACHED ***

On the market in Haydock Drive, is this fours bedroom semi-detached family home, located in the area of Red Hall, Darlington. Close to Local amenities with nearby retail parks, respected schools, and green spaces, including good transport links.

The property briefly comprises of; entrance hall good sized kitchen / diner, downstairs wc, leading to a rear living room with French Doors to the rear garden.
The first floor has a landing with three bedrooms, and a three piece family bathroom.

The second floor has a landing with fitted wardrobes, leading into a generous sized master bedroom, with en-suite shower room.

Externally, the property has a well maintained lawn area to the front surrounded by a fence, good size driveway and single garage, allowing ample of off-street parking. To the rear is a patio area, generous sized lawn area, including a shed.

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

GROUND FLOOR

Entrance Hall
3'1" x 8'0" (0.95m x 2.45m)

Kitchen / Diner
11'6" x 11'8" (3.51m x 3.58m)

Downstairs WC
6'7" x 4'7" (2.03m x 1.42m)

Living Room
14'10" x 11'10" (4.53m x 3.61m)

FIRST FLOOR

Landing
6'11" x 13'10" (2.11m x 4.23m)

Bedroom 2
14'11" x 9'6" (4.56m x 2.90m)

Bedroom 3
8'5" x 11'5" (2.58m x 3.48m)

Bedroom 4
6'3" x 7'4" (1.91m x 2.24m)

Family Bathroom
7'7" x 6'8" (2.32m x 2.04m)

SECOND FLOOR

Landing
6'11" x 3'10" (2.11m x 1.19m)

Bedroom 1
11'5" x 14'8" (3.48m x 4.49m)

En-Suite
7'6" x 6'3" (2.31m x 1.93m)

SINGLE GARAGE
10'8" x 20'4" (3.26m x 6.20m)











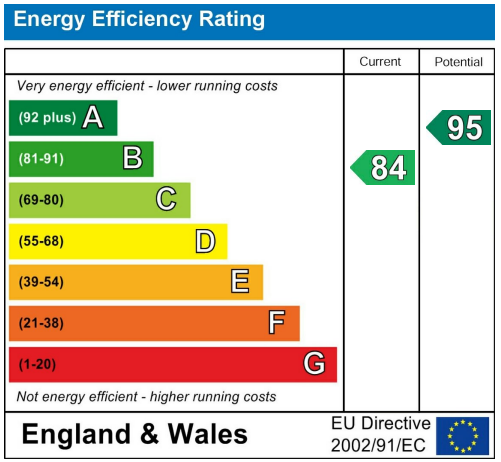


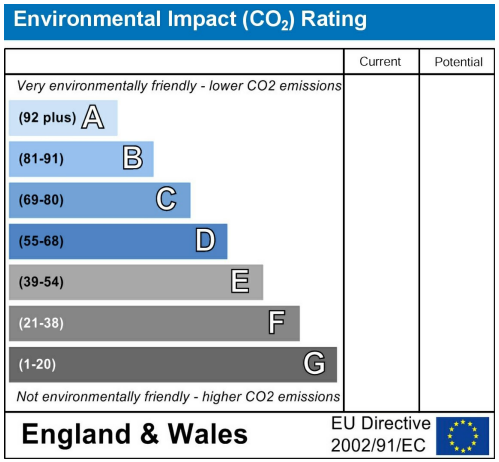



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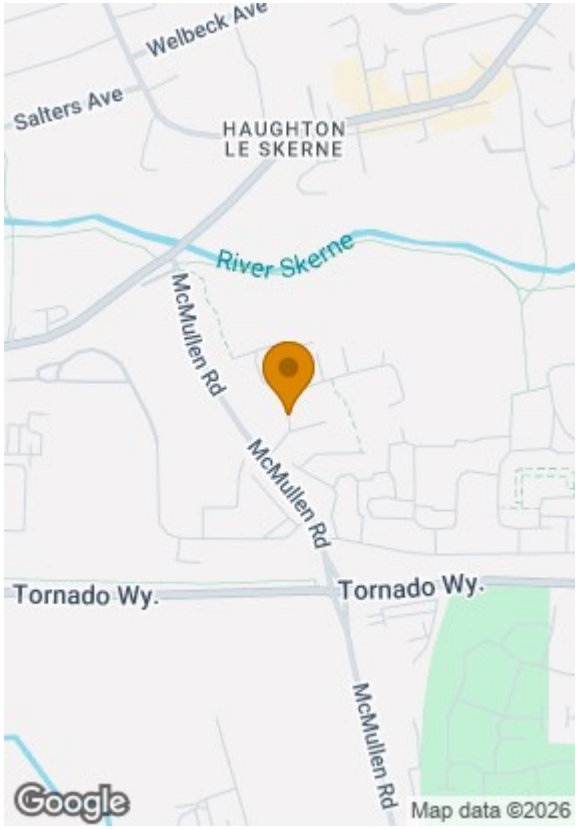





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
95
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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.

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