

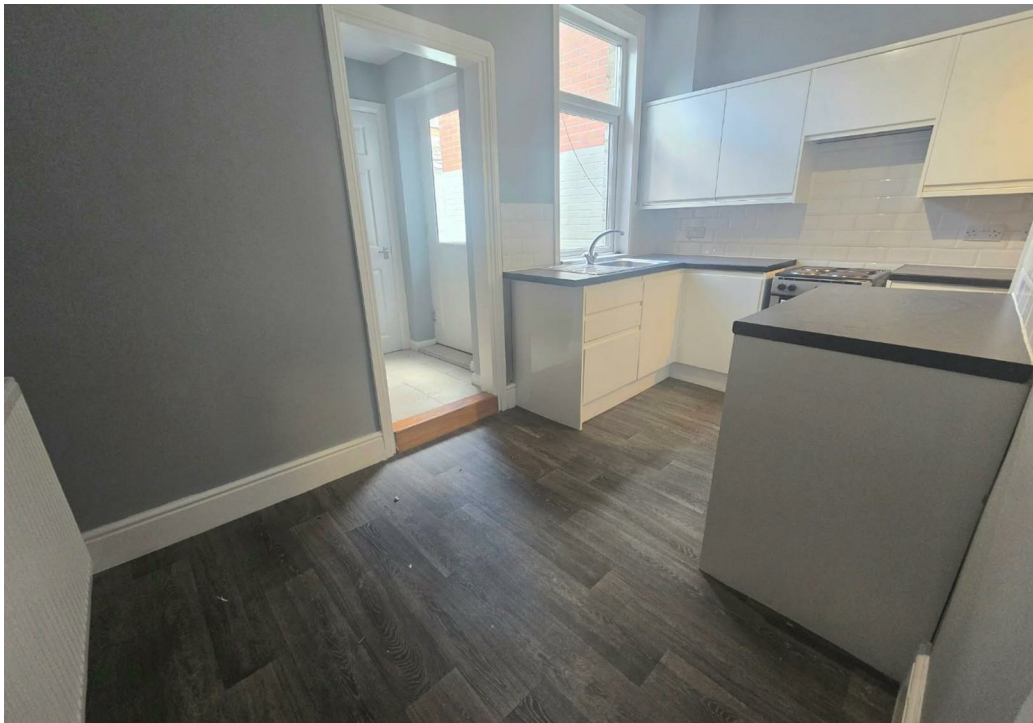


Harrison Terrace, DL3 6QJ
2 Bed - House
£85,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Harrison Terrace, DL3 6QJ

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

Located within Dene's Area, of Darlington, this two bedroom mid-terraced house is an ideal purchase for a first time buyer or an investor looking for a buy-to-let.

The property briefly comprises of; Entrance Porch, Spacious Living Room, Inner Hall, leading to a Kitchen/Diner, Sperate Utility Room and a Downstairs Family Bathroom.

The first floor provides a landing with two double bedrooms.

Externally, the property benefits from an enclosed rear yard, whilst allowing on-street parking to the front of the property.

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

GROUND FLOOR

Entrance Porch

2'11" x 2'9" (0.90m x 0.86m)

Living Room

13'1" x 12'4" (4.00m x 3.76m)

Inner Hallway

Kitchen / Diner

13'1" x 7'3" (4.00m x 2.21m)

Utility Room

6'9" x 3'10" (2.06m x 1.19m)

Bathroom

6'8" x 5'6" (2.05m x 1.69m)

FIRST FLOOR

Landing

2'6" x 2'8" (0.77m x 0.82m)

Bedroom 1

13'0" x 12'5" (3.98m x 3.79m)

Bedroom 2

13'0" x 7'2" (3.98m x 2.20m)





Approximate total area^m
623 ft²
57.8 m²

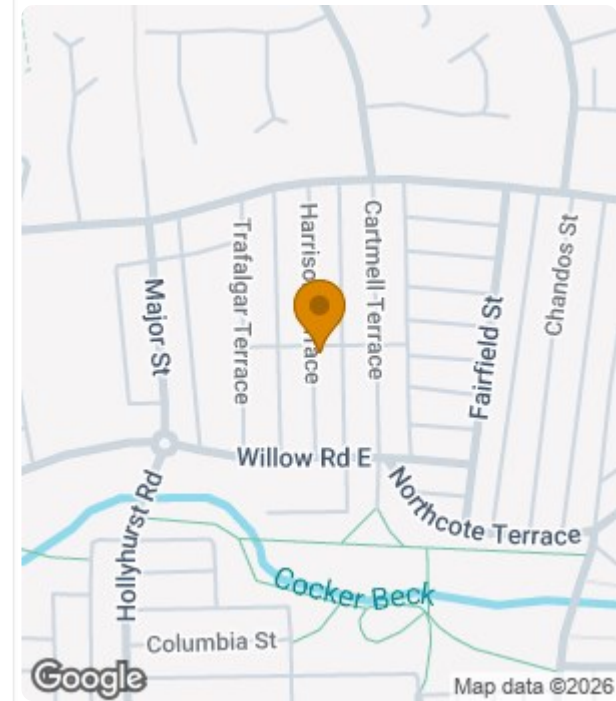
Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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			
(81-91) B			88
(69-80) C			
(55-68) D		63	
(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.

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