



PUBLIC NOTICE

13 Oakland Gardens, Darlington, County Durham, DL1 3EE
We are acting in the sale of the above property and have received an offer of £82,000 on the property.

Any interested parties must submit and higher offers in writing to the selling agent before exchange of contract takes place.

** SPACIOUS THREE BED TERRACE ** ** TWO RECEPTION ROOMS ** ** NO ONWARD CHAIN **
** GARAGE ** ** REQUIRES MODERNISATION ** ** GOOD TRANSPORT LINKS **

Smith and friends have pleasure in bringing this spacious terraced property to the market. Situated in the ever popular Harrogate Hill area of Darlington, the property benefits from having uPVC double glazing. The property which would make an ideal investment opportunity, lies close to local amenities, shops and good schooling and is within easy reach of transport links to the A1(M), A66 and train station.

Early viewing is recommended.

In brief the accommodation comprises of an entrance hall, open plan lounge/diner, kitchen, three good sized bedrooms and a bathroom.

To the front of the property there is a lawned garden, and a courtyard and garage to the rear.

Please Note: Council tax band A. Freehold basis. EPC Band F
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

Oakland Gardens, Darlington, DL1 3EE

3 Bed - House - Terraced

£75,000

EPC Rating: F

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALL

LOUNGE

14'2x13'1 (4.32mx3.99m)

DINING ROOM

14'2x13'11 (4.32mx4.24m)

KITCHEN

7'9x12'5 (2.36mx3.78m)

FIRST FLOOR LANDING

BEDROOM

10'2x14'2 (3.10mx4.32m)

BEDROOM

10'10x12'10 (3.30mx3.91m)

BEDROOM

6'11x10'7 (2.11mx3.23m)

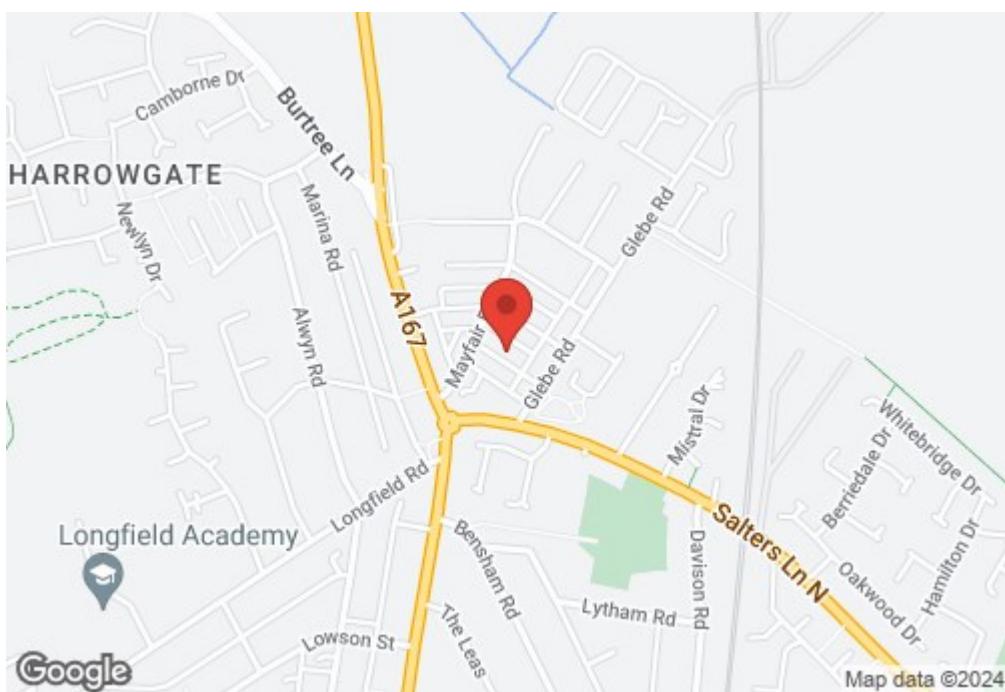
BATHROOM

FRONT EXTERNAL

COURTYARD



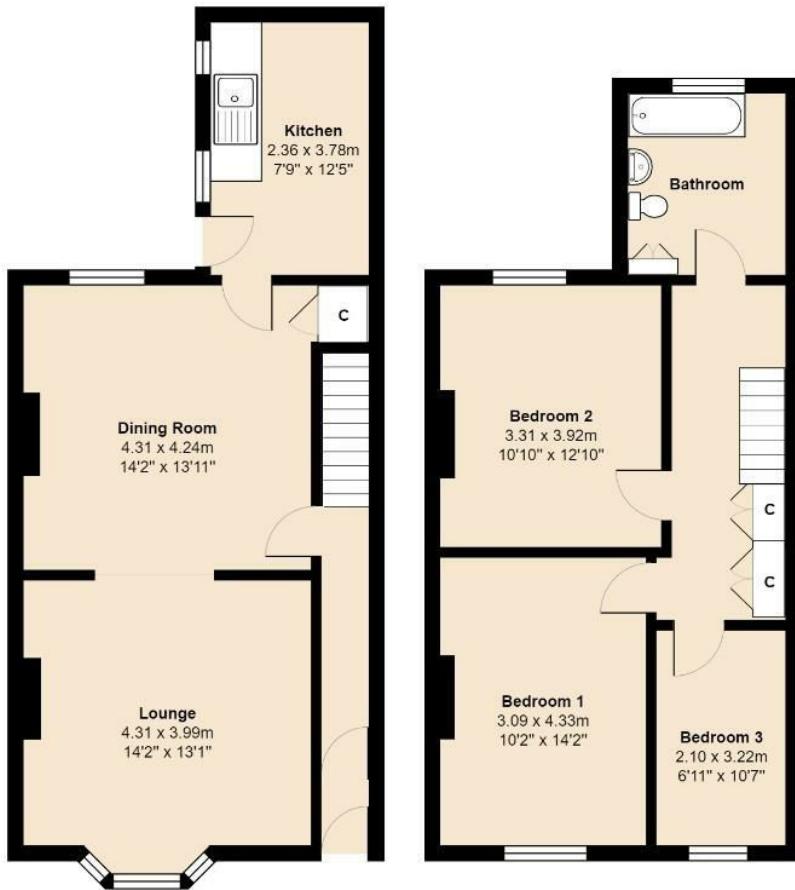
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www.smith-and-friends.co.uk

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13 Oakland Gardens



Total Area: 103.8 m² ... 1117 ft²

All measurements are approximate and for display 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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