

**\*\* SOLD AS VACANT POSSESSION or WITH A SITING TENANT \*\***

**\*\* WELL APPOINTED FAMILY HOME \*\* \*\* EASY REACH TO THE A1(M) and A66 \*\***  
**\*\* OPEN PLAN KITCHEN/DINER \*\***

Located in this popular part of Darlington this spacious yet manageable three bedroom semi detached property. It has been well priced in today's market and will appeal to a variety of buyers including a first time buyer or family. It may also appeal to an investor with the option to purchase with a sitting tenant. It has been well priced in today's market benefitting from uPVC double glazing, gas central heating via a Baxi combi boiler, off street parking and a good size rear garden. Decoration is in good order throughout with viewings strongly recommend at your earliest opportunity.

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

**Haughton Road, Darlington, DL1 2BP**

**3 Bed - House - Semi-Detached**

**£140,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Houghton Road, Darlington, DL1 2BP



## GROUND FLOOR

Entrance hall with useful under-stairs storage cupboard, lounge to the front, light and airy yet cosy with a bay window flooding the room with natural light and feature fireplace with flame effect gas fire. There is an open plan kitchen diner to the rear, perfect to entertain family and friends. Ample space for a table and chairs with French doors leading to the garden. Fitted kitchen providing a range of units with laminate work surfaces, sink unit with mixer tap, electric ceramic hob, cooker, hood and single oven.

## FIRST FLOOR

Landing with window to the side elevation allowing natural light and three well dressed bedrooms, two doubles and a single. Nicely appointed bathroom with bath, basin, w.c., chrome towel radiator and cupboard housing the boiler.

## EXTERNALLY

Small lawn garden to the front with driveway allowing off-street parking. Pedestrian side access to the rear garden, considered a good size, laid to lawn with an external water tap and paved patio area.

## ENTRANCE HALL

## LOUNGE

12'2" x 12'1" (3.71m x 3.70m)

## KITCHEN

11'6" x 7'8" (3.52m x 2.35m)

## FIRST FLOOR LANDING

## BEDROOM

11'9" x 8'9" (3.59m x 2.68m)

## BEDROOM

11'6" x 10'0" (3.52m x 3.05m)

## BEDROOM

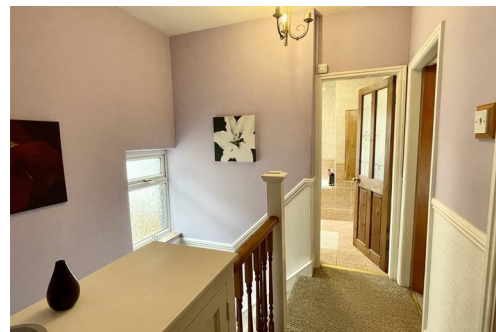
7'5" x 7'10" (2.27m x 2.40m)

## BATHROOM/W.C.

7'10" x 7'10" (2.40m x 2.41m)

## FRONT EXTERNAL

## REAR GARDEN



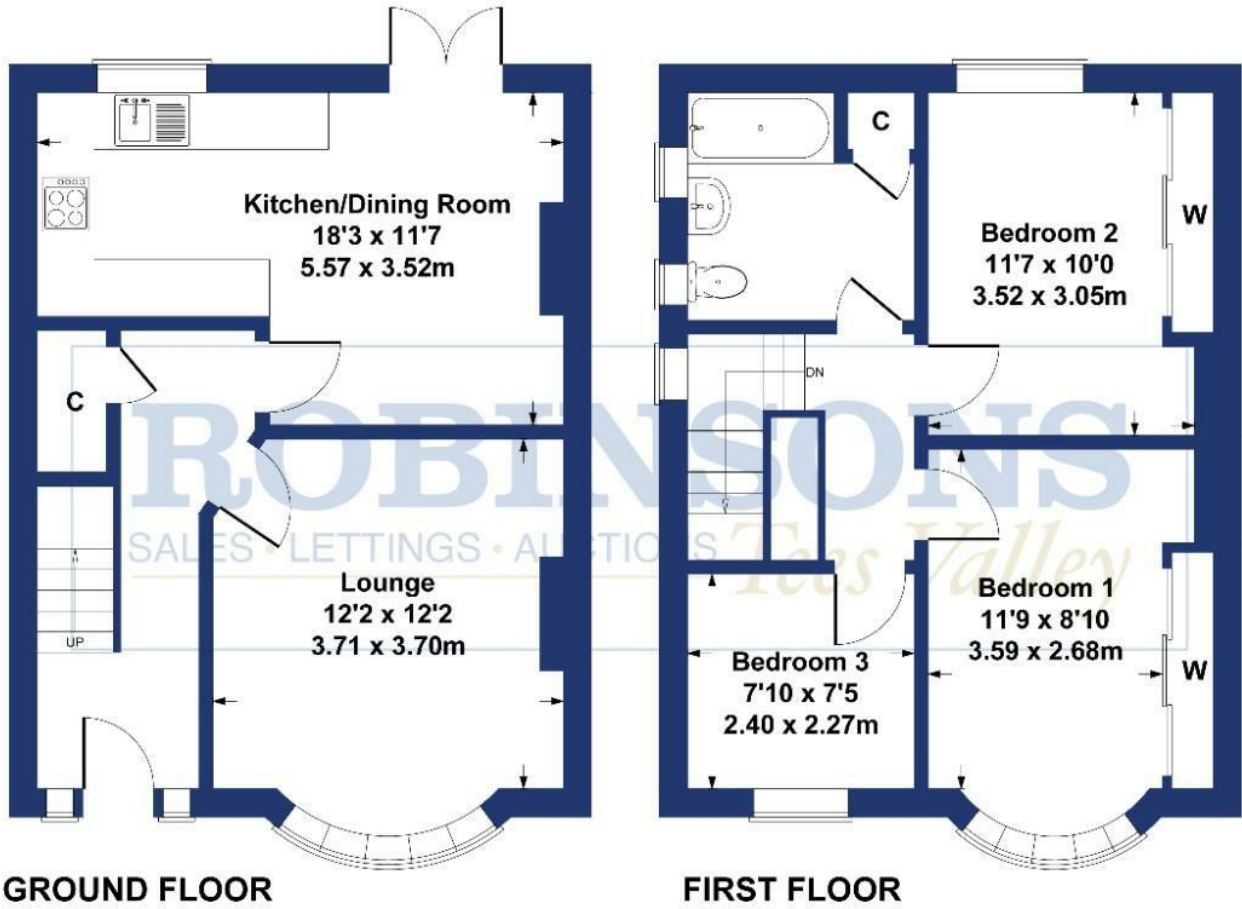
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## Haughton Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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