



**\*\* NO CHAIN \*\*\* PRICED TO SELL \*\*\* SPACIOUS THREE BED TERRACE \*\***  
**\*\* LARGE OPEN PLAN LOUNGE/DINER \*\*\* EASY REACH OF TOWN CENTRE \*\***  
**\*\* GOOD TRANSPORT LINKS \*\***

Smith and friends are delighted to offer for sale this spacious terraced property, located in the ever popular Eastbourne area of Darlington. The property which benefits from uPVC double glazing and lies close to local amenities and good transport links to the A1(M), A66 and train station.

In our opinion, the property will suit a variety of purchasers. Early viewing is strongly recommended.

In brief the accommodation comprises of a hallway, large open plan lounge/diner, kitchen, first floor landing, three good sized bedrooms, bathroom and separate w.c. Externally, there is a small forecourt to the front and a courtyard to the rear.

Please Note: All services and appliances HAVE NOT and WILL NOT be tested. SOLD AS SEEN.  
Council tax band A. Freehold basis. EPC rating D.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Louisa Street, Darlington, DL1 4ED**

**3 Bed - House - Terraced**

**£70,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Louisa Street, Darlington, DL1 4ED



HALLWAY

LOUNGE  
13'2x11'8 (4.01mx3.56m)

DINING ROOM  
13'2x11'7 (4.01mx3.53m)

KITCHEN  
9'4x8'4 (2.84mx2.54m)

FIRST FLOOR LANDING

BEDROOM  
12'1x10' (3.68mx3.05m)

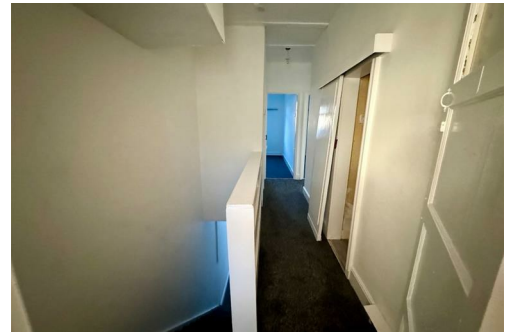
BEDROOM  
12'1x7'10 (3.68mx2.39m)

BEDROOM  
12'1x5'9 (3.68mx1.75m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR YARD



Louisa Street, Darlington, DL1 4ED



## Louisa Street

Approximate Gross Internal Area  
911 sq ft - 85 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. 2024

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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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