



**\*\* SUBSTANTIAL FAMILY HOME \*\* \*\* VIEWS OVER NORTH LODGE PARK \*\***  
**\*\* SOLAR PANELS \*\* \*\* VIEWINGS STRONGLY RECOMMENDED \*\***

We anticipate demand to be high for this large scale five bedroom, two reception room plus family bathroom and separate shower room property set over three floors. One can enjoy scenic beauty over North Lodge Park to the front, with only a short walk required to Darlington town centre. The home has been well cared for and maintained by the present owners including the installation of solar panels in 2022 (20 year warranty from installation subject to T&C's). It retains many fabulous period features with high ceilings and light and airy, versatile accommodation perfect for the coming and goings of an active family life. Windows are double glazed, there is gas central heating via a combi boiler and the home is in excellent decorative order throughout.

Viewings come strongly recommended to really appreciate what this home has to offer which will certainly appeal to a variety of buyers.

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

**North Lodge Terrace, Darlington, DL3 6LZ**

**5 Bed - House - Mid Terrace**

**Offers In The Region Of £220,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# North Lodge Terrace, Darlington, DL3 6LZ



## GROUND FLOOR

Entrance vestibule opening to a generous hallway with open spindle balustrade to the first floor, giving a fantastic first impression. Two excellent sized reception rooms, perfect to entertain family and friends, the lounge to the front with a bay window flooding the room with natural light. Separate dining room with French doors leading to a manageable yard. Rear lobby with useful under stairs storage cupboard and large kitchen breakfast room, considered the hub of many homes. The fitted kitchen provides an excellent range of modern units, gas range cooker with extractor, integrated dishwasher and wall mounted boiler.

## FIRST FLOOR

Generous storage cupboard and fitted staircase to the second floor. Three bedrooms can be found to the first floor, the master of particular interest which is a light filled room. Bathroom and separate shower room also to this floor, the bathroom enjoying both a roll-top bath and shower cubicle. There is also a separate w.c.

## SECOND FLOOR

Two further bedrooms to the top floor, both considered a good size, which would also make an ideal office or snug.

## EXTERNALLY

Forecourt to the front and enclosed yard to rear.

## ENTRANCE VESTIBULE

## HALLWAY

## LOUNGE

16'5x13'8 (5.00mx4.17m)

## DINING ROOM

11'8" x 13'8" (3.56m x 4.19m)

## REAR LOBBY

## KITCHEN BREAKFAST ROOM

23'3" x 10'5" (7.09m x 3.18m)

## FIRST FLOOR LANDING

## BEDROOM

11'4" x 14'8" (3.47m x 4.49m)

## BEDROOM

11'10" x 13'8" (3.62m x 4.18m)

## BEDROOM

13'0" x 10'5" (3.97m x 3.19m)

## BATHROOM/W.C.

## SHOWER ROOM/W.C.

## SECOND FLOOR

## BEDROOM

11'5" x 11'11" (3.49m x 3.65m)



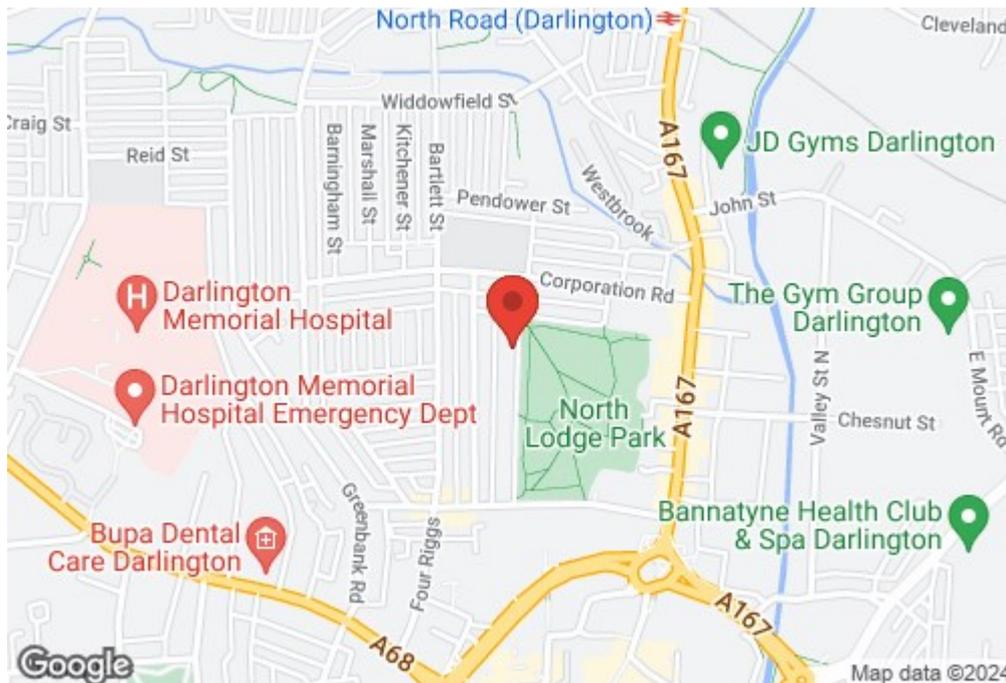
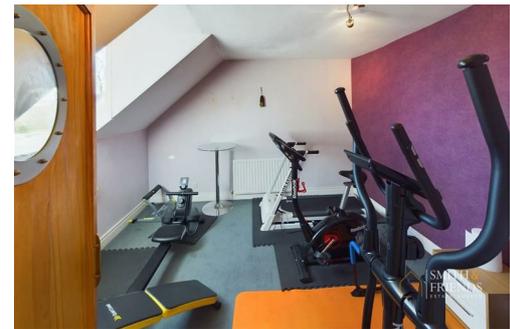
# North Lodge Terrace, Darlington, DL3 6LZ



**BEDROOM**  
17'0" x 9'6" (5.19m x 2.91m)

**FRONT EXTERNAL**

**REAR YARD**



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## North Lodge Terrace

Approximate Gross Internal Area  
1996 sq ft - 185 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	80
EU Directive 2002/91/EC			

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