



**** PRESTIGIOUS WEST END ** ** LARGE REAR GARDEN ** ** NO ONWARD CHAIN **
** GENEROUS PARKING and GARAGE ****

We anticipate demand to be high for this competitively priced, traditional three bedroom semi detached property located in this highly Sought-after West End location, which lies within catchment of excellent schooling. The home is in need of some updating which has been reflected within the asking price with viewings strongly recommended to appreciate the potential. It stands on a fantastic plot with a good size driveway leading to the left-hand side of the property with gated access running to a garage. In our opinion it will suit the needs of a variety of buyers including those looking for a long-term family home. There is gas central heating and a combination of wooden single and double glazing.

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

Carmel Road South, Darlington, DL3 8DQ

3 Bed - House - Semi-Detached

£265,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Carmel Road South, Darlington, DL3 8DQ



Ground floor

Light and airy hallway with useful under stairs storage cupboard and open spindle balustrade leading to the first floor. Ground floor WC. Two reception rooms, the lounge to the front with a bay window flooding the room with natural light, and larger than average dining room to the rear perfect to entertain family and friends. Fitted kitchen providing a range of units with laminate work surfaces, Incorporating a sink unit with mixer tap, gas hob, cooker hood and single oven.

First floor

Hatch with fitted ladder allowing loft access. Three good size bedrooms, the master enjoying a bay window. A shower room completes the internal accommodation with a double walk-in shower, basin and WC.

Externally

Excellent plot enjoying a block paved driveway to the front, giving a good first impression allows parking for two or three vehicles with gated access to the left side for further secure parking to the garage (restricted access for some vehicles). The garage features timber doors and outside water tap. Fabulous sized rear garden currently laid to lawn with a paved patio area, such a great space to relax and unwind during those warmer months.

HALLWAY

GROUND FLOOR W.C.

LOUNGE

DINING ROOM

11'0" x 16'5" (3.36m x 5.01m)

KITCHEN

8'0" x 12'4" (2.45m x 3.78m)

FIRST FLOOR LANDING

BEDROOM

12'8" x 11'1" (3.88m x 3.39m)

BEDROOM

10'11" x 10'2" (3.34m x 3.10m)

BEDROOM

6'8" x 9'5" (2.04m x 2.88m)

SHOWER ROOM/W.C.

8'2" x 6'11" (2.51m x 2.11m)

FRONT EXTERNAL

REAR GARDEN



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Carmel Road South

Approximate Gross Internal Area
1259 sq ft - 117 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

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.

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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			79
(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			
England & Wales		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

