

**\*\* TWO/THREE BEDROOM TERRACED PROPERTY \*\* \*\* DOUBLE EXTENSION \*\***  
**\*\* CLOSE TO LOCAL AMENITIES \*\* \*\* GOOD TRANSPORT LINKS \*\* \*\* NO ONWARD CHAIN \*\***

Smith & Friends have pleasure in bringing this extended property to the market. Situated in the ever popular Denes area of Darlington, the property benefits from having gas central heating and uPVC double glazing.

The property lies close to good schooling, shops and town centre, good transport links to the A1(M), A66 and train station are also within easy reach.

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

Council tax band A. Freehold basis. EPC rating D.

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

**Fairfield Street, Darlington, DL3 6QP**

**3 Bed - House - Terraced**

**£85,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## Fairfield Street, Darlington, DL3 6QP



### GROUND FLOOR

An entrance vestibule leads into a spacious lounge featuring a bay window and laminate flooring. The good sized kitchen/diner to the rear benefits from having spotlights and laminate flooring. The kitchen comprises of a range of wall and base units, contrasting worktops and integrated appliances including electric oven and hob, extractor, fridge and freezer. Additionally there is plumbing for an automatic washing machine and ample space for a dining table. A rear lobby leads to a well appointed shower room comprising of a shower cubicle, wash hand basin with vanity unit, w.c., spotlight and tiled floor.



### FIRST FLOOR

There are two good sized double bedrooms and a third room which is accessed from bedroom two making it an ideal third bedroom, dressing room or office space.



### EXTERNALLY

There is a courtyard to the rear featuring a decked area, making it a great space to spend time in the warmer months.

### ENTRANCE VESTIBULE

### LOUNGE

13'2" x 12'4" (4.03m x 3.77m)

### KITCHEN/DINER

10'8" narrows to 7'2" x 13'1" (3.26m narrows to 2.20m x 4.01m)

### REAR LOBBY

### SHOWER ROOM/W.C.

5'10" x 6'8" (1.78m x 2.05m)

### FIRST FLOOR LANDING

### BEDROOM

13'2" x 12'3" (4.02m x 3.75m)

### BEDROOM

13'1" x 7'1" (3.99m x 2.16m)

### BEDROOM

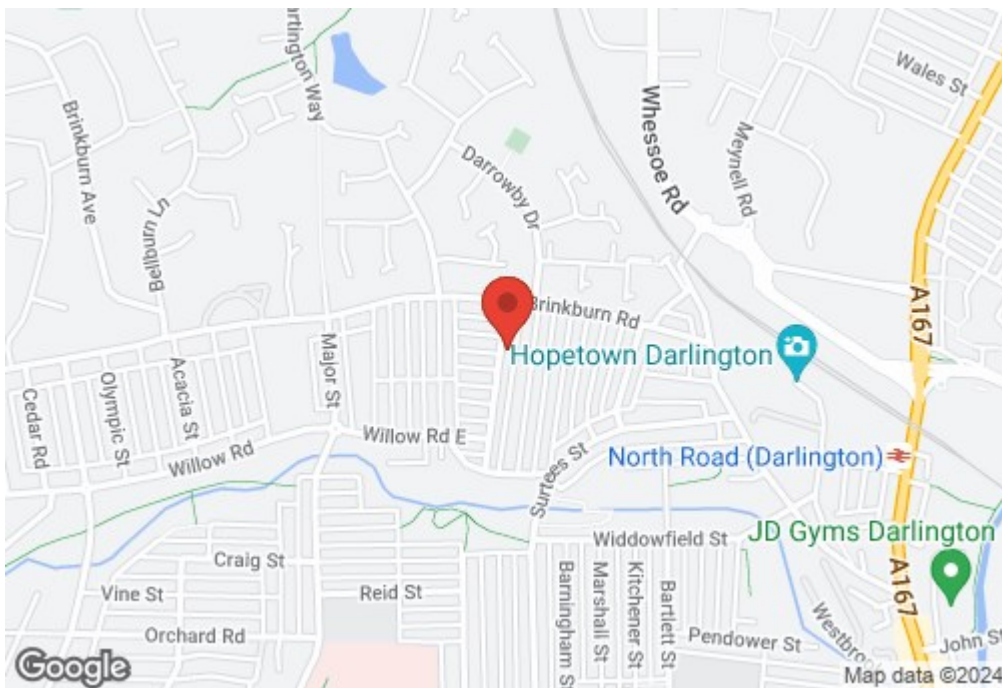
5'11" x 10'1" (1.81m x 3.08m)

### FRONT EXTERNAL

### REAR YARD



Fairfield Street, Darlington, DL3 6QP

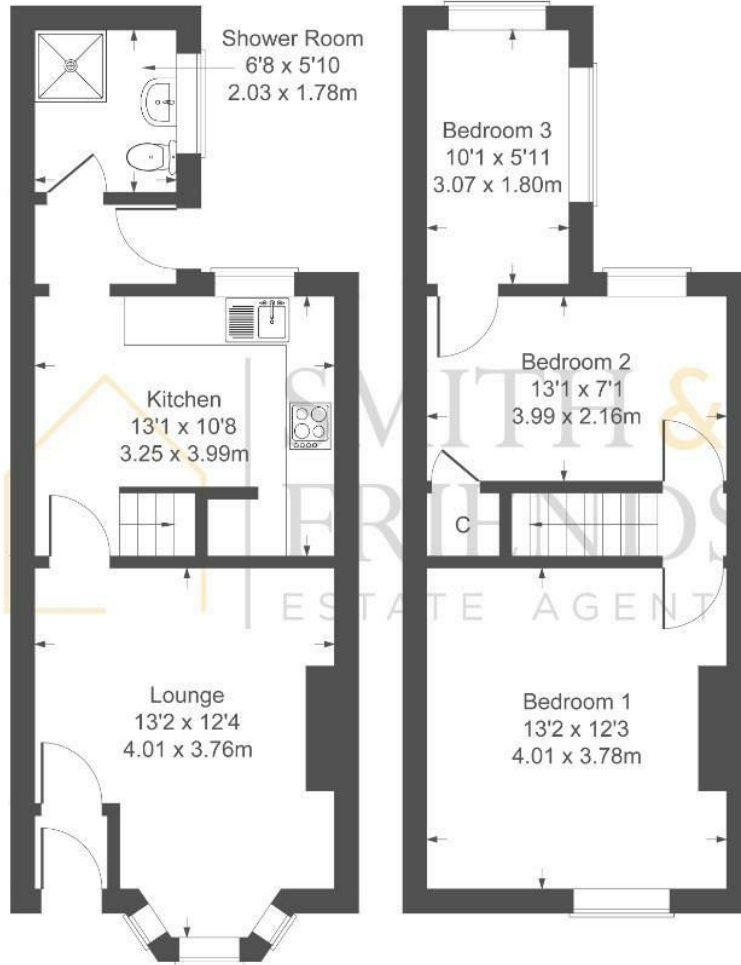


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Fairfield Street, Darlington, DL3 6QP

## Fairfield Street

Approximate Gross Internal Area  
737 sq ft - 68 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative 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			86
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS