



**** ATTENTION ALL INVESTORS ****
**** COMPETITELY PRICED ** * POPULAR LOCATION ****

We anticipate demand to be high for this well priced three bedroom semi detached property located in the popular Haughton/Springfield area which lies within easy reach of local shops, amenities and schooling.

The home is in need of updating which has been reflected within the asking price, viewings strongly recommended to appreciate the potential. There is spacious accommodation, perfect for modern day living, generous principal reception room, useful ground floor office/study and large store room with further potential (former garage). It stands on a good plot with parking for two vehicles to the front and a good size rear garden perfect for those warmer months.

In our opinion, it will appeal to a variety of buyers including a first time buyer, family or an investment opportunity. There is uPCV double glazing, gas central heating (excluding former garage), and the home is brought to the market with NO ONWARD CHAIN.

Please note: Carpets have been removed.

Council tax band C. Freehold basis. EPC band F
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

Martindale Road, Darlington, DL1 2TT

3 Bed - House - Semi-Detached

Offers In The Region Of £125,000

EPC Rating: F

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Martindale Road, Darlington, DL1 2TT



GROUND FLOOR

Entrance hall with access to the converted garage. Excellent size lounge with doors, leading to a office/study. The garage has been converted with a uPVC box style window to the front and a uPVC door to the garden and has the potential of being used as a reception room. Fitted kitchen providing a good range of units, hob, extractor and single oven.

FIRST FLOOR

Landing, leading to a bathroom with white suite, and three bedrooms.

EXTERNAL

Two vehicle parking to the front. The generous rear garden has excellent potential, currently laid to lawn with a patio area.

ENTRANCE HALLWAY

OFFICE/STUDY

7'7" x 5'10" (2.33 x 1.78)

LOUNGE

14'9" x 14'0" (4.51 x 4.29)

FORMER GARAGE

8'6" x 22'6" (2.60 x 6.88)

KITCHEN

14'0" x 9'3" (4.29 x 2.82)

FIRST FLOOR LANDING

BEDROOM

8'1" x 11'11" (2.48 x 3.64)

BEDROOM

8'1" x 12'2" (2.48 x 3.72)

BEDROOM

5'6" x 9'1" (1.69 x 2.79)

BATHROOM/W.C

REAR GARDEN

FRONT EXTERNAL



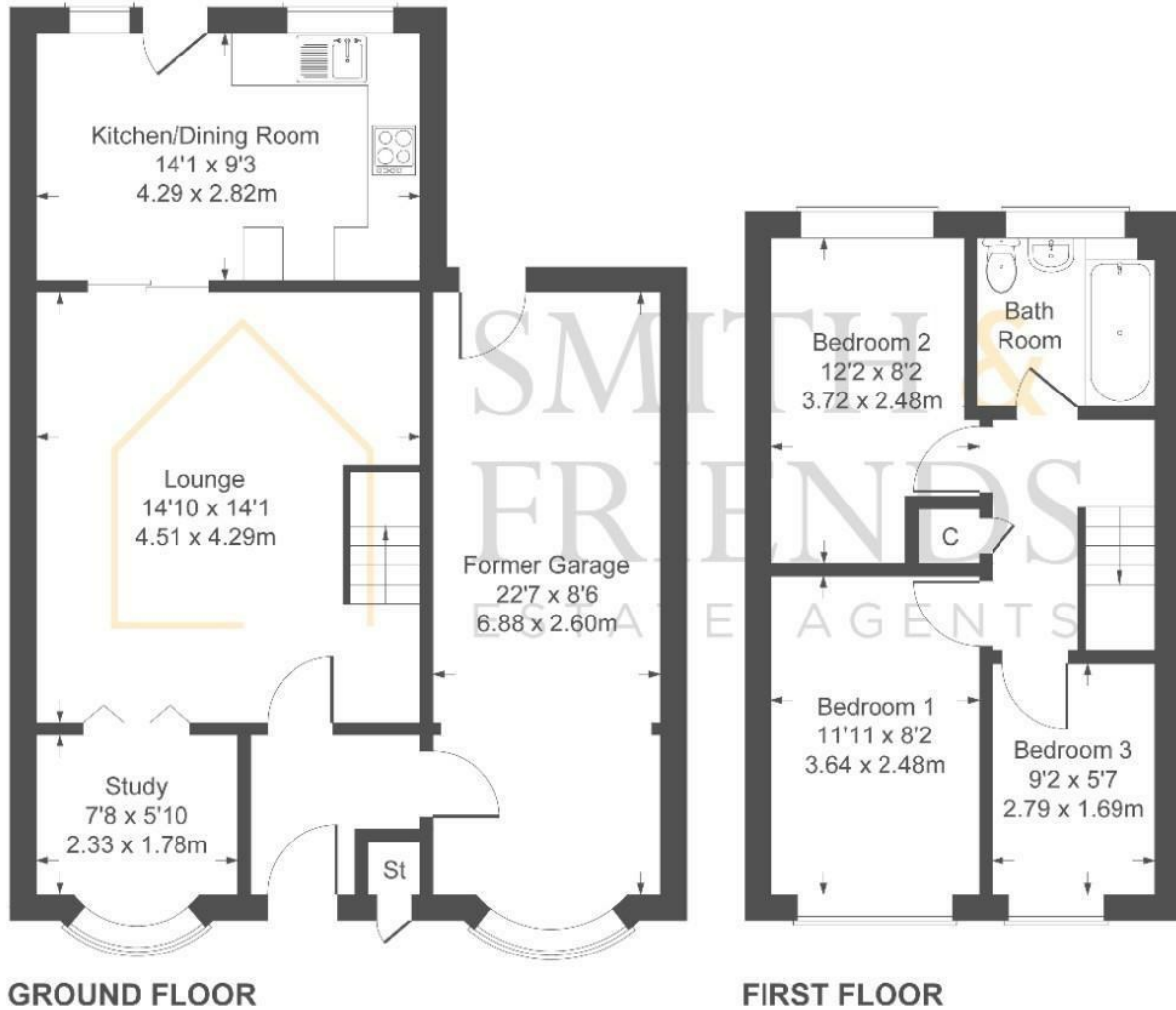
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Martindale Road

Approximate Gross Internal Area
1033 sq ft - 96 sq m



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		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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