



**\*\* PRESTIGIOUS WEST END \*\* \*\* LARGE SCALE FAMILY HOME \*\***  
**\*\* BEAUTIFULLY MAINTAINED \*\* \*\* VIEWINGS STRONGLY RECOMMENDED \*\***  
**\*\* FOUR BEDROOM, THREE RECEPTION ROOMS \*\***

Located in the heart of the West End of Darlington, properties of this nature and location are considered in high demand and we anticipate this to be no exception. Positioned just off Coniscliffe Road it lies within easy reach of well regarded primary and secondary school. It has fabulous curb appeal with double bay windows to the front elevation and re-surfaced resin driveway to the front which continues to the left-hand side of the property.

The home commands an excellent plot enjoying a mature well established, West facing rear garden perfect to relax during those warmer months. Internally there is generous, welcoming accommodation having been extremely well cared for by the present owners. With four well dressed bedrooms and three spacious reception rooms it will certainly suit a variety of buyers including a growing family.

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

**Hartford Road, Darlington, DL3 8EY**

**4 Bed - House - Semi-Detached**

**Offers In The Region Of £360,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
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ESTATE AGENTS

# Hartford Road, Darlington, DL3 8EY



This property really is a joy with well proportioned, flexible rooms perfect for modern day living yet, retaining many beautiful period features such as feature fireplaces, deep skirting, coving and two servants bells.

## GROUND FLOOR

Light and airy entrance hallway giving a fabulous first impression featuring engineered Oak flooring and an open spindle balustrade leading to the first floor. Lounge to the front with an attractive fireplace with flame effect gas fire and bay window flooding the room with natural light and a servants bell. Separate dining room to the rear of the ground floor, currently used as a sitting room also enjoying a feature fireplace with flame effect gas fire and servants bell. There is a nicely appointed kitchen with pleasant open aspect to a breakfast room, great to maximise on family time. A cupboard also houses the combi boiler which was refitted in 2022. The kitchen provides a good range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap gas hob, single oven and integrated fridge, dishwasher and washing machine.



## FIRST FLOOR

Landing with window to the side elevation and hatch allowing loft access. Four good size bedrooms all have been well cared-for, the master to the rear with built-in wardrobes and lovely views of the garden. Second bedroom to the front with a delightful, large bay window, third bedroom with a built-in wardrobe, the fourth could nicely double up as an office/study. To complete the first floor accommodation is a contemporary modernised family bathroom enjoying a panelled bath, separate double walk-in shower, basin and w.c.



## EXTERNALLY

Truly fabulous position in the highly sought-after West End of Darlington which lies within easy reach of the town centre and transport link to the A1(M) and A66. The resin driveway allows generous off street parking, re-surfaced in 2019 running to the left of the property to a garage perfect for secure storage (restricted vehicle access). Fabulous sized rear garden with mature trees and shrubs giving a natural sense of privacy, also laid to lawn with flowering borders and a paved patio area ideal for al-fresco dining.



## ENTRANCE HALLWAY

### LOUNGE

13'1" x 11'9" (4.01m x 3.6m)

### SECOND RECEPTION ROOM

13'1" x 15'10" (4m x 4.85m)

### KITCHEN

8'2" x 9'6" (2.49m x 2.91m)

### BREAKFAST ROOM

12'4" x 9'9" (3.77m x 2.99m)

### FIRST FLOOR LANDING

### BEDROOM

13'1" x 15'10" (4m x 4.85m)



# Hartford Road, Darlington, DL3 8EY



**BEDROOM**  
13'1" x 11'9" (4m x 3.60m)

**BEDROOM**  
12'4" x 10'1" (3.77m x 3.08m)

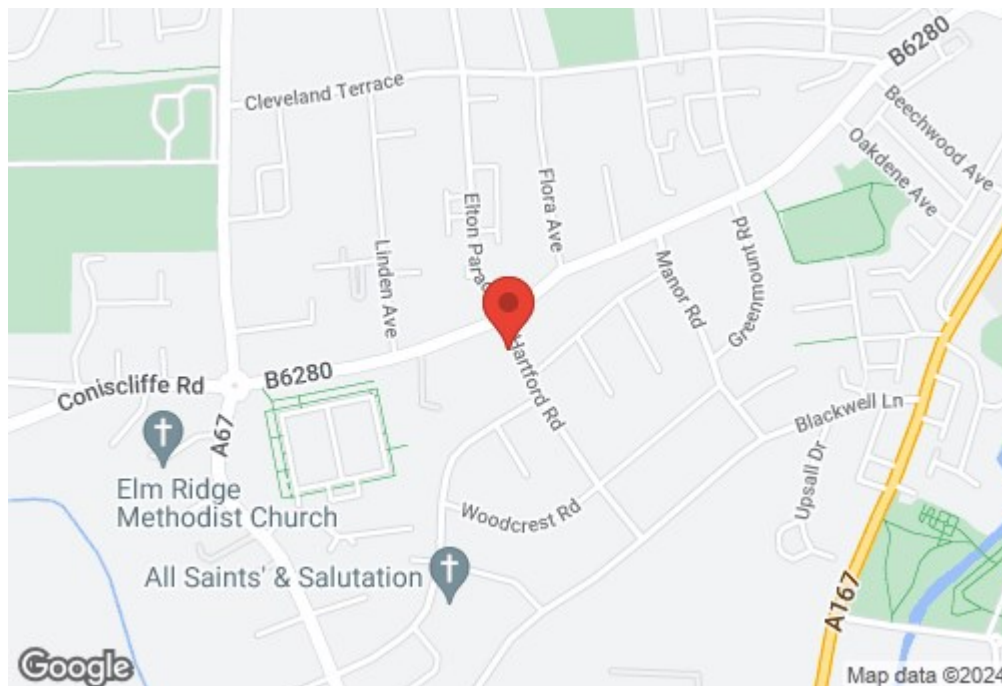
**BEDROOM**  
8'7" x 7'1" (2.64m x 2.18m)

**BATHROOM/W.C.**

**FRONT EXTERNAL**

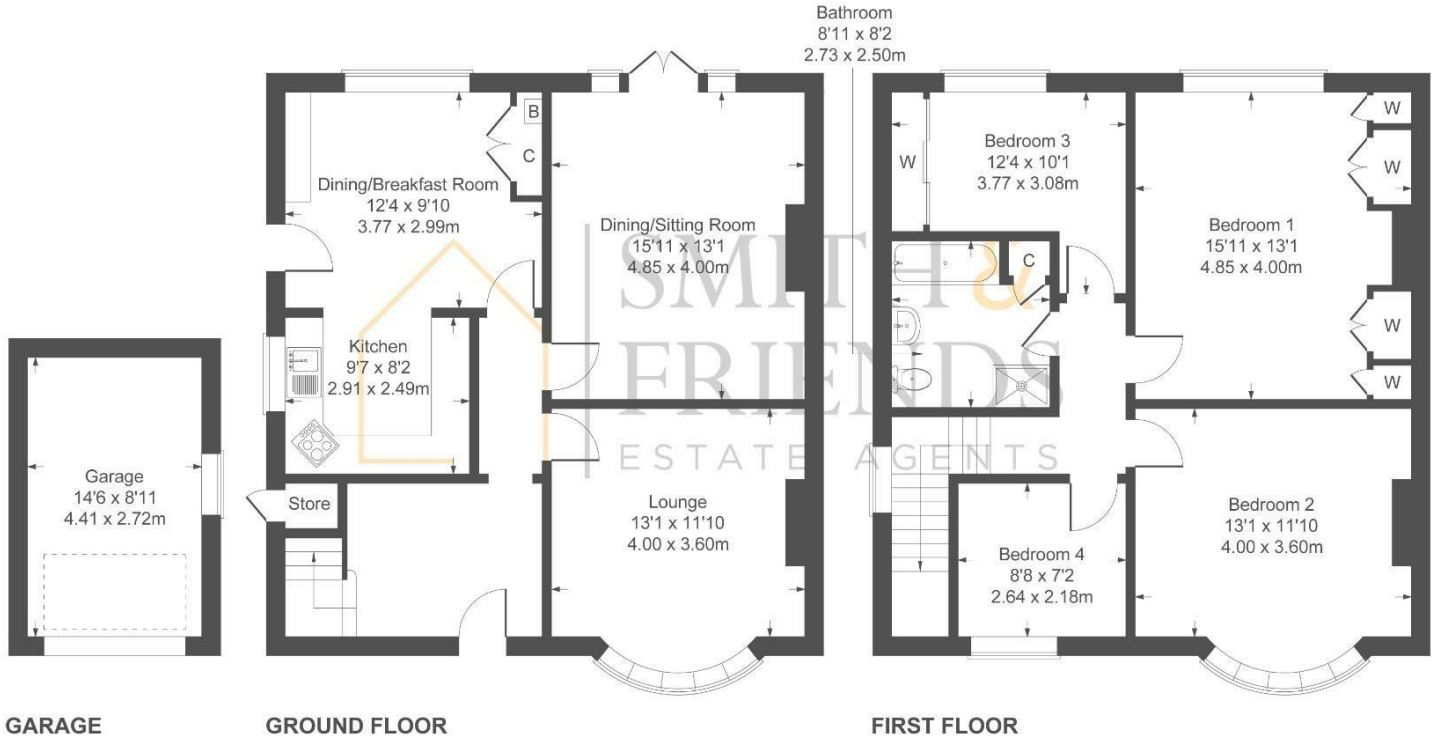
**REAR GARDEN**

**GARAGE**  
8'11" x 14'5" (2.72m x 4.41m)



## Hartford Road

Approximate Gross Internal Area  
1668 sq ft - 155 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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