



**** POPULAR DEVELOPMENT ** ** ACCOMMODATION OVER THREE FLOORS ****
**** SOUTH FACING REAR GARDEN ** ** LOVELY FAMILY HOME ****

Nicely positioned in the ever popular Eastbourne area of Darlington which lies within easy reach of local shops and amenities. The train station and town centre can be found within walking distance along with convenient transport links to the A1(M) and A66.

The home has been well cared for and maintained by the present owner which is in good decorative order, enjoying spacious yet manageable accommodation. In our opinion, it would suit the needs of a variety of buyers including a first time buyer, family or as an investment opportunity. The South facing rear garden enjoys the majority of the afternoon and evening sun. The driveway allows off-street parking, there is gas central heating and a kitchen enjoying integrated appliances.

We have no hesitation in recommending an internal viewing to appreciate what this home has to offer.

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

Appleby Close, Darlington, DL1 4AJ

3 Bed - House - Terraced

Offers Over £135,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Appleby Close, Darlington, DL1 4AJ



GROUND FLOOR

Entrance hall, light and airy, yet cosy lounge to the front, inner hallway, ground floor w.c. and nicely appointed kitchen with a range of units, gas hob, single oven, integrated fridge freezer, slimline dishwasher, washing machine and wall mounted gas boiler. There are also French doors leading to the garden, perfect for al-fresco dining.

FIRST FLOOR

Landing with open spindle balustrade leading to the second floor. Two bedrooms to the first floor along with the family bathroom with well equipped white suite comprises panelled bath with overhead shower basin and w.c.

SECOND FLOOR

Landing with cupboard and good size bedrooms with two Velux windows allowing natural light and hatch allowing access to a small loft space.

EXTERNALLY

Driveway to front and enclosed garden to rear having that favourable South aspect both laid to lawn with a decking area, perfect to relax and unwind during those warmer months.

ENTRANCE HALL

LOUNGE

14'6" x 11'9" (4.42m x 3.60m)

GROUND FLOOR W.C.

KITCHEN/DINER

11'7" x 8'6" (3.55m x 2.61m)

FIRST FLOOR LANDING

BEDROOM

11'11" x 11'9" (3.65m x 3.60m)

BEDROOM

11'9" x 7'8" (3.60m x 2.36m)

BATHROOM/W.C.

SECOND FLOOR

BEDROOM

11'9" x 11'3" (3.60m x 3.43m)

FRONT EXTERNAL

REAR GARDEN



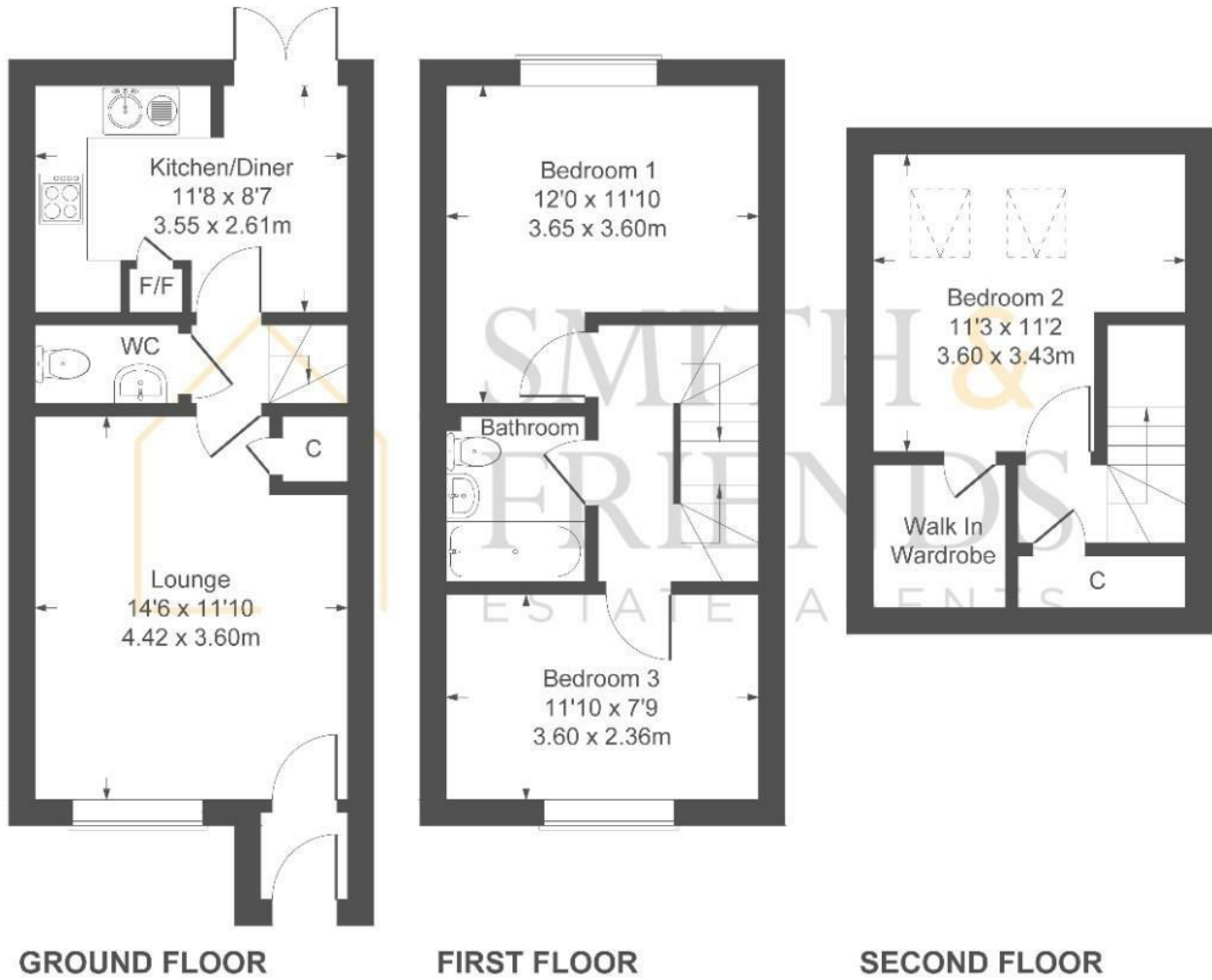
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Appleby Close

Approximate Gross Internal Area
850 sq ft - 79 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			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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