



**** CHARACTER COTTAGE ** ** LARGE KITCHEN ****
**** GROUND FLOOR CLOAKROOM ** ** REAR COURTYARD ****
**** ALLOCATED PARKING ** ** WEST END LOCATION ****

Smith and friends have pleasure in bringing this spacious two bed cottage to the market. Situated in the highly sought after West End of Darlington, the property benefits from has spa central heating and uPVC double glazing.

The property lies close to local amenities and excellent schooling and only a short drive to the town centre. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion, the property would suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.

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

Greenways Mews Cottage, Carmel Road

South, Darlington, DL3 8DJ

2 Bed - Cottage

Price £250,000

EPC Rating: E

Council Tax Band: C



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GROUND FLOOR

A spacious entrance hall benefitting from an under stair storage cupboard leads to a lounge, cloakroom and kitchen. The good sized dual aspect lounge featuring an electric fire and surround. A convenient cloakroom comprises of a w/c, wash hand basin and wall mounted combination boiler. The generous kitchen features a range of oak wall and base units, contrasting worktops and integrated AEG appliances, including electric oven, gas hob, extractor, microwave, dishwasher and washing machine. Additionally there is space for an American fridge/freezer and dining table. To the rear, a lobby with tiled walls and floor accesses to the courtyard.



FIRST FLOOR

A spacious light and airy landing area benefitting from loft access leads to two well proportioned bedrooms and a bathroom. The generously sized, dual aspect master bedroom features a porthole window and fitted wardrobes, while the second bedroom is a good sized single. The large, well appointed bathroom which features spotlights, comprises of a bath with overhead shower and screen, wash hand basin, wc and fitted vanity/storage units.



EXTERNALLY

To the front of the property there is a driveway allowing parking for two cars. A side gate leads to private courtyard which benefits from being south facing, making it an ideal space to relax in the warmer months.

ENTRANCE HALLWAY

LOUNGE

12'9 x 12'6 (3.89m x 3.81m)

GROUND FLOOR CLOAK ROOM/W.C

KITCHEN/BREAKFAST AREA

18'8 max (narrowing to 10'7) x 12'4 (5.69m max (narrowing to 3.23m) x 3.76m)



REAR LOBBY

FIRST FLOOR

BEDROOM

11'11 x 12'4 (3.63m x 3.76m)

BEDROOM

10'7 x 6'7 (3.23m x 2.01m)

BATHROOM/W.C

10'7 x 5'7 (3.23m x 1.70m)



REAR COURT YARD

FRONT EXTERNAL

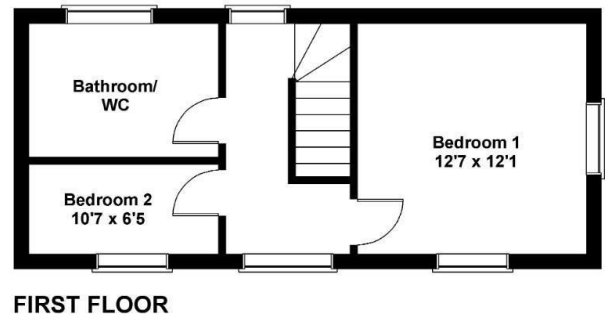
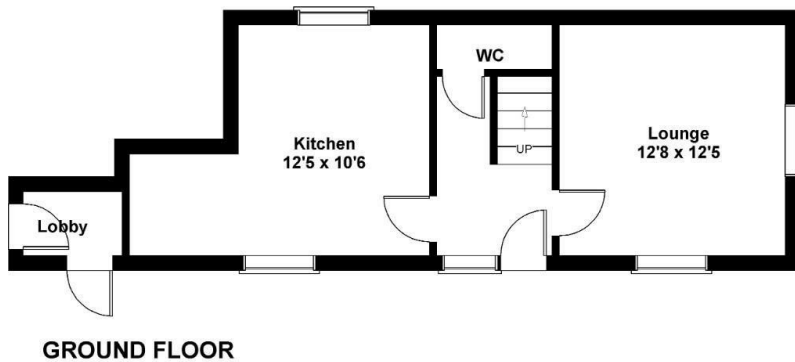


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Greenways Mews Cottage



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**SMITH &
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ESTATE AGENTS