



**** DOUBLE STOREY EXTENSION ** ** TWO RECEPTION ROOMS ** ** REAR GARDEN **
** POPULAR LOCATION ** ** CLOSE TO LOCAL AMENITIES ** ** GROUND FLOOR CLOAKROOM ****

Smith and Friends are delighted to bring this spacious semi detached property to the market. The property which is located in the ever popular Harrogate Hill area of Darlington. It benefits from uPVC double glazing, gas central heating and featuring a double extension which offers good sized family living.

The property lies close to local amenities, good schooling and supermarkets. Good transport links to the A1(M), A66 and train station are within easy reach, as is the town centre.

In our opinion the property will suit a variety of purchasers and must be viewed to fully appreciate the space this home has to offer.

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

Davison Road, Darlington, DL1 3DR

3 Bed - House - Semi-Detached

£130,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Davison Road, Darlington, DL1 3DR



GROUND FLOOR

An entrance lobby leads to a lounge, dining room and cloakroom. The spacious lounge features a log burner and bay window allowing light to flood the room. The generously sized dual aspect dining room benefits from having an under stairs storage cupboard and leads into a good sized kitchen comprising of a range of wall and base units, contrasting worktops and integrated appliances including electric double oven, gas hob, cooker hood and fridge freezer. Additionally there is plumbing for an automatic washing machine and door leading to the garden. The convenient cloakroom is situated off the entrance lobby and comprises of a low level w.c. and wash hand basin.



FIRST FLOOR

A spacious landing area benefitting from loft access leads to two good sized double bedrooms, single bedroom and a bathroom. The large master bedroom to the front aspect features fitted wardrobes, the second double bedroom to the rear overlooks the garden and there is a good sized single bedroom. The sizeable family bathroom comprises of a bath with overhead shower, wash hand basin in vanity unit, low level w.c. and heated towel rail.



EXTERNALLY

To the front of the property there is a low maintenance garden with block paved driveway. A side gate leads to the enclosed rear garden features borders with established shrubs, decking and shed.



ENTRANCE LOBBY

LOUNGE

15'x13'6 (4.57mx4.11m)

DINING ROOM

11'6x8'11 (3.51mx2.72m)

KITCHEN

9'4x8'6 (2.84mx2.59m)

GROUND FLOOR CLOAKROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

13'2x11' (4.01mx3.35m)

BEDROOM

9'5x8'5 (2.87mx2.57m)

BEDROOM

7'4x6'4 (2.24mx1.93m)

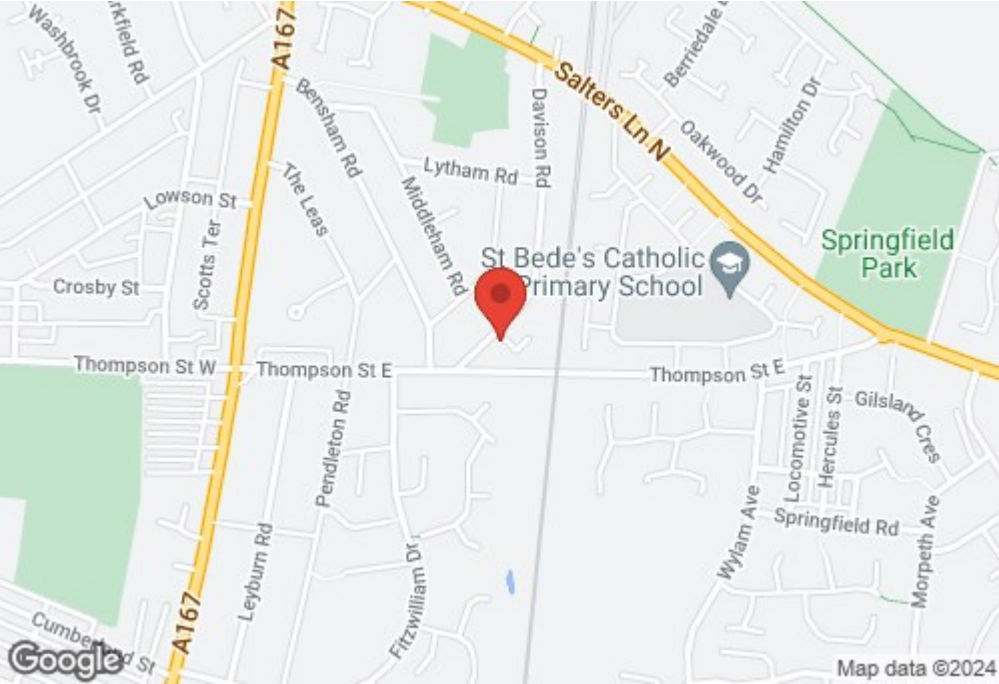
BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



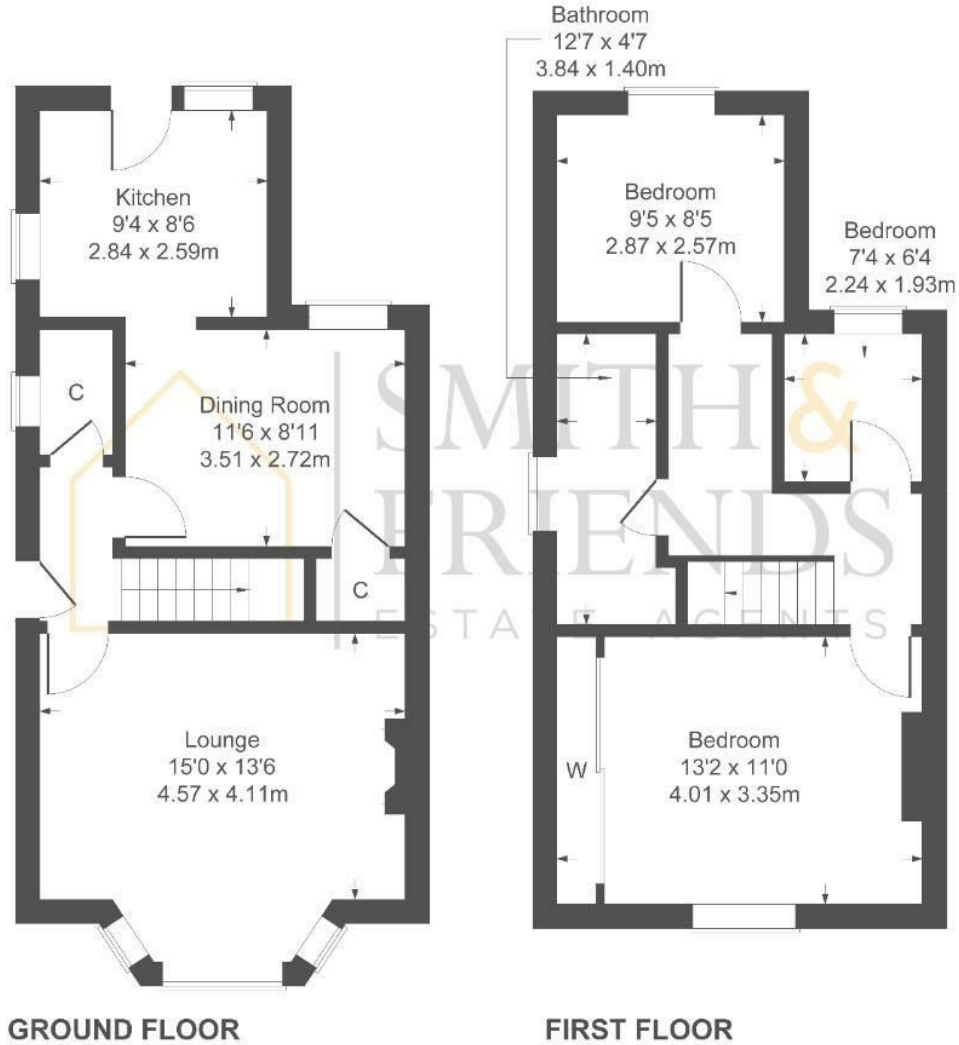
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Davison Road

Approximate Gross Internal Area
889 sq ft - 83 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			
(69-80) C			
(55-68) D		56	78
(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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