



**** COMPETITIVELY PRICED ** ** NO ONWARD CHAIN ****
**** POPULAR EASTBOURNE AREA ** ** KITCHEN/DINER ****

Recently undergone an extensive programme of redecoration this light and airy two bedroom mid terrace property features a first floor bathroom, double glazing and gas central heating. Located in this extremely popular part of Darlington it lies within walking distance of the train station, town centre along with convenient transport links to the A1(M) & A66.

In our opinion, it would suit a variety of buyers including a first time buyer, small family or as an investment opportunity.

Council tax band A. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Thirlmere Road, Darlington, DL1 4BJ

2 Bed - House - Mid Terrace

Offers In The Region Of £70,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

Entrance vestibule with uPVC front door and uPVC double glazed overhead window. Excellent size lounge to the front with feature gas fire (back boiler) and bay window flooding the room with natural light (no central heating radiator in this room). Spacious kitchen diner to the rear of the ground floor providing a range of units with laminate work surfaces incorporating a stainless steel sink with mixer tap, cooker point, useful under-stairs storage area and space for a small table and chairs.

FIRST FLOOR

Small landing opening to a bathroom with three-piece white suite comprise panel bath, basin and w.c. Two good size bedrooms, the master of particular size. The second bedroom with a fitted cupboard housing the domestic hot water cylinder.

EXTERNALLY

Nice sized South facing rear yard providing an excellent place to relax and unwind during those warmer months.

ENTRANCE VESTIBULE

LOUNGE

13'10" x 12'2" (4.23m x 3.73m)

KITCHEN/DINER

13'9" x 7'11" (4.21m x 2.42m)

FIRST FLOOR LANDING

BEDROOM

13'10" x 12'2" (4.23m x 3.73m)

BEDROOM

9'3" x 6'5" (2.82m x 1.96m)

BATHROOM/W.C.

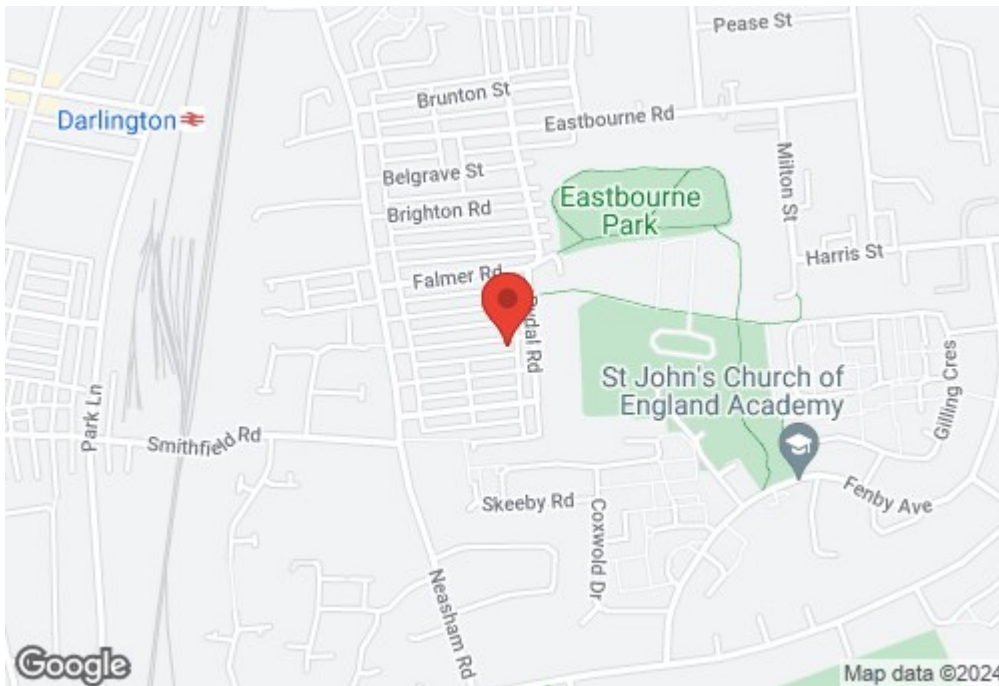
7'1" x 5'4" (2.17m x 1.63m)

FRONT EXTERNAL

REAR YARD



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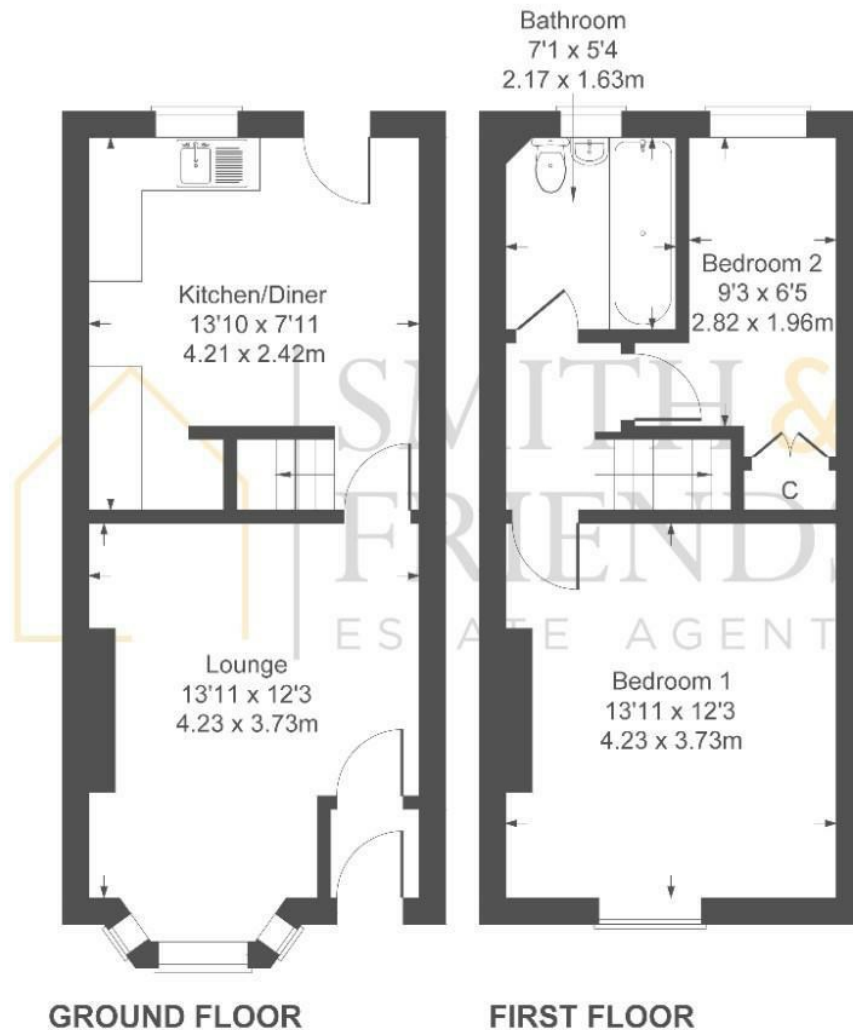


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Thirlmere Road

Approximate Gross Internal Area
700 sq ft - 65 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			90
(81-91) B			
(69-80) C		66	
(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	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



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ESTATE AGENTS