

**\*\* LARGE GARDEN \*\* \*\* NO ONWARD CHAIN \*\* \*\* GROUND FLOOR W.C. \*\*  
\*\* DRIVEWAY TO REAR \*\***

We are delighted to bring to the market this beautifully presented mid terraced property with the fantastic benefits of a large rear garden ideal for relaxing and entertaining during those warmer months and refitted gated access to the rear leading to a driveway restricted for some vehicle access, allowing off-street parking. In our opinion the home will appeal to a variety of buyers including a first time buyer, smaller family or as an investment opportunity with early viewings highly recommended to avoid disappointment.

The home has been well maintained and cared for by the present owner benefiting from uPVC double glazing and gas central heating via a combi boiler. There is an extremely useful ground floor w.c. and the home is in excellent decorative order throughout.

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

**Thompson Street West, Darlington, DL3**

**0HQ**

**2 Bed - House - Terraced**

**Offers In Excess Of £110,000**

**EPC Rating:**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Thompson Street West, Darlington, DL3 0HQ



Thompson Street West is a popular part of Darlington in the Harrowgate Hill area which lies within easy reach of local shops, amenities and schooling. There are also convenient transport links to both the A1(M) and A66. Both the Asda and Morrisons supermarkets can be found within close proximity as is Darlington town centre.

## GROUND FLOOR

An entrance vestibule accessed from the uPVC front door with a part glazed door leading to the lounge with a bay window allowing ample natural light, an attractive flame effect gas fire, spacious kitchen/diner ideal for entertaining with a good range of units along with a useful under stairs storage cupboard, views over the garden and access to a rear lobby in turn to a ground floor w.c.



## FIRST FLOOR

A landing opens to a well appointed bathroom with three piece white suite including bath with overhead shower, basin and w.c. Two well dressed bedrooms, the master of particular size also enjoying a traditional fireplace.



## EXTERNALLY

There is a pleasant forecourt to the front and a large rear garden which is laid to lawn. There is a useful outside store and generous decking and paved patio areas, such a great space to entertain in the summer months.

## ENTRANCE VESTIBULE

## LOUNGE

14'6x14'2 (4.42mx4.32m)

## KITCHEN/DINER

14'1" x 8'2 (4.29m x 2.49m)

## REAR LOBBY

## GROUND FLOOR W.C.

## FIRST FLOOR LANDING

## BEDROOM

14'2" x 12'5" (4.32m x 3.80m)

## BEDROOM

8'2" x 12'4" (2.49m x 3.76m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN

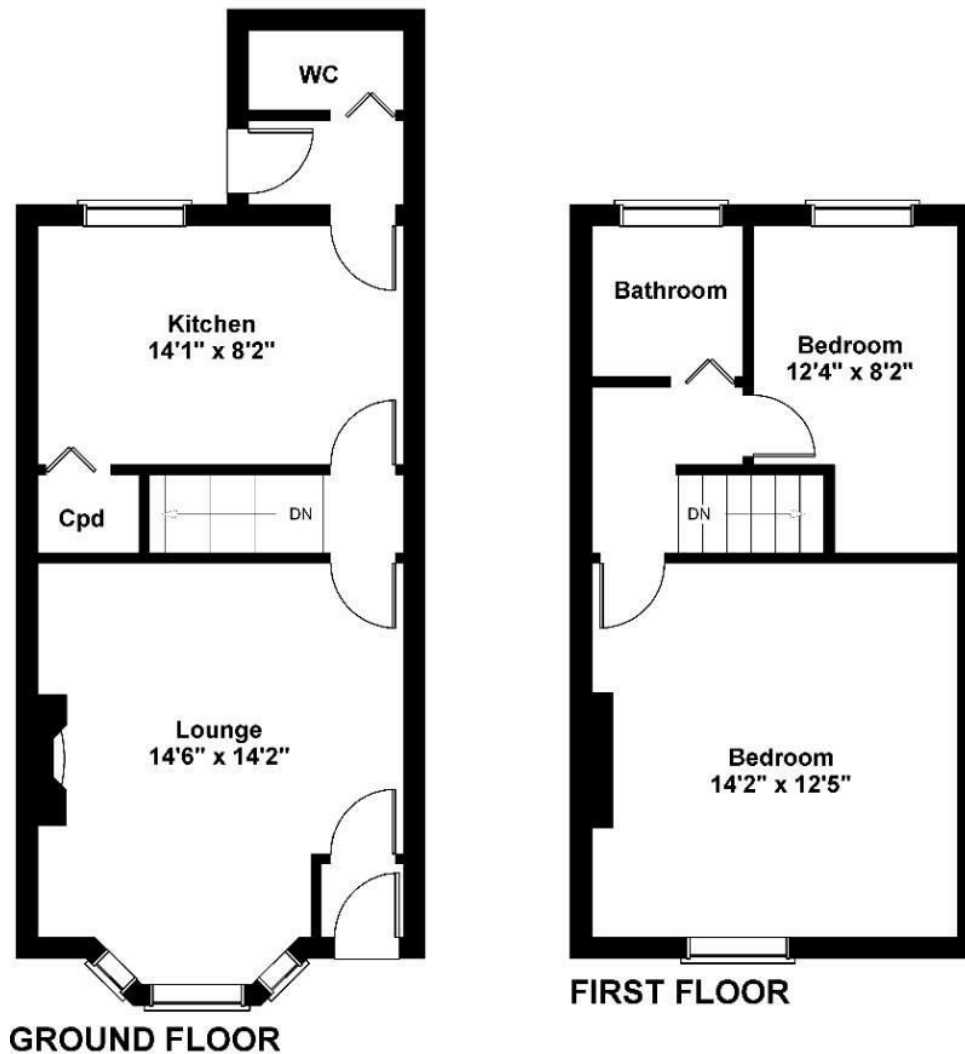


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## 74 Thompson Street West



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](http://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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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