



**\*\* DECEPTIVELY SPACIOUS \*\* \*\* BEAUTIFULLY REFURBISHED \*\* \*\* NO ONWARD CHAIN \*\***  
**\*\* POPULAR EASTBOURNE AREA \*\***

Located within walking distance of the train station and town centre this competitively priced and significantly improved two bedroom mid terrace property located in this popular part of Darlington. The home has recently undergone a fabulous refurbishment with delightful kitchen diner, full electrical rewire, extensive redecoration along with new flooring. The work has been carried out to the end of 2023 in to 2024 to an excellent standard. The kitchen is great for entertaining, there is a South facing yard perfect for those warmer months, uPVC double glazing, gas central heating and spacious accommodation throughout.

In our opinion it will certainly appeal to a variety of buyers including a first-time time, small family or as an investment opportunity.

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

**Brunton Street, Darlington, DL1 4EN**

**2 Bed - House - Terraced**

**Offers In The Region Of £95,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Brunton Street, Darlington, DL1 4EN



## GROUND FLOOR

Entrance hall with uPVC front door and uPVC overhead window. Lounge to the front, kitchen diner to the rear. Impressive refurbished kitchen providing a good range of modern units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, extractor hood and single oven. Small rear lobby with stairs to the first floor and uPVC door leading to the rear yard.

## FIRST FLOOR

Landing opening to a well equipped bathroom with white suite, comprise panel bath with shower attachment, basin and WC. Two good size bedrooms, the master of particular size which has the potential to become two bedrooms subject the relevant consent.

## EXTERNALLY

Enclosed yard to rear with outside water tap and favourable South aspect thus gaining majority of the afternoon and evening sun.

## ENTRANCE HALL

## LOUNGE

12'9" x 12'10" (3.91m x 3.92m)

## KITCHEN/DINER

12'9" x 14'0" (3.91m x 4.27m)

## REAR LOBBY

## FIRST FLOOR LANDING

## BEDROOM

16'9" x 12'6" (5.12m x 3.82m)

## BEDROOM

8'1" x 14'6" (2.47m x 4.43m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR YARD



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## Brunton Street

Approximate Gross Internal Area  
868 sq ft - 81 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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