

**** SPACIOUS THREE BED SEMI ** ** EN-SUITE FACILITIES ** ** REAR GARDEN ****
**** CLOSE TO LOCAL AMENITIES ** ** GOOD TRANSPORT LINKS ****

Smith and Friends are delighted to offer for sale this generously sized semi detached property located on a popular development close to the town centre. Situated in a quiet cul-de-sac, the property benefits from having gas central heating and uPVC double glazing. The property lies close to local amenities, including shops, schools and town centre. Good transport links to the A66, A1(M) and train station are also within reach.

In our opinion the property suits a variety of purchasers and must be viewed to fully appreciate what this home has to offer. Early viewing is highly recommended.

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

Iris Grove, Darlington, DL1 1AU
3 Bed - House - Semi-Detached
£170,000
EPC Rating: B
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

A spacious hallway leads to a cloakroom, kitchen/diner, lounge and stairs to first floor. The convenient cloakroom comprises of a low level w.c. and wash hand basin. Situated to the front aspect is a good sized kitchen/ diner comprising of a range of wall and base units, contrasting worktops and integrated appliances including electric oven, hob and extractor. Additionally there is space for a fridge freezer and plumbing for a dishwasher and washing machine.



The generously sized light and bright lounge to the rear benefits from having an under stairs storage cupboard and features French doors accessing the garden.

FIRST FLOOR

A light and airy landing area benefitting from having a storage cupboard and loft access leads to three bedrooms, en-suite and family bathroom. The spacious master bedroom to the rear benefits from having an en-suite comprising of a shower cubicle, low level w.c. and wash hand basin. There are two further good sized double bedrooms. A well appointed family bathroom comprises of a bath with overhead shower, low level w.c. and wash hand basin.



EXTERNALLY

To the front of the property there is a driveway leading to a side gate accessing the enclosed South facing rear garden which is laid to lawn and features a patio area making it an ideal space to spend time in the Summer months.

HALLWAY



CLOAKROOM/W.C.

KITCHEN/DINER

8'4" x 15'2" (2.55m x 4.63m)

LOUNGE

15'1" x 12'2" (4.62m x 3.72m)

FIRST FLOOR LANDING

BEDROOM

10'9" x 11'4" (3.29m x 3.47m)

EN-SUITE SHOWER ROOM

8'3" x 3'5" (2.52m x 1.06m)

BEDROOM

8'2" x 12'4" (2.49m x 3.78m)

BEDROOM

6'8" x 9'4" (2.04m x 2.85m)



BATHROOM/W.C.

5'10" x 8'2" (1.79m x 2.49m)

FRONT EXTERNAL

REAR GARDEN



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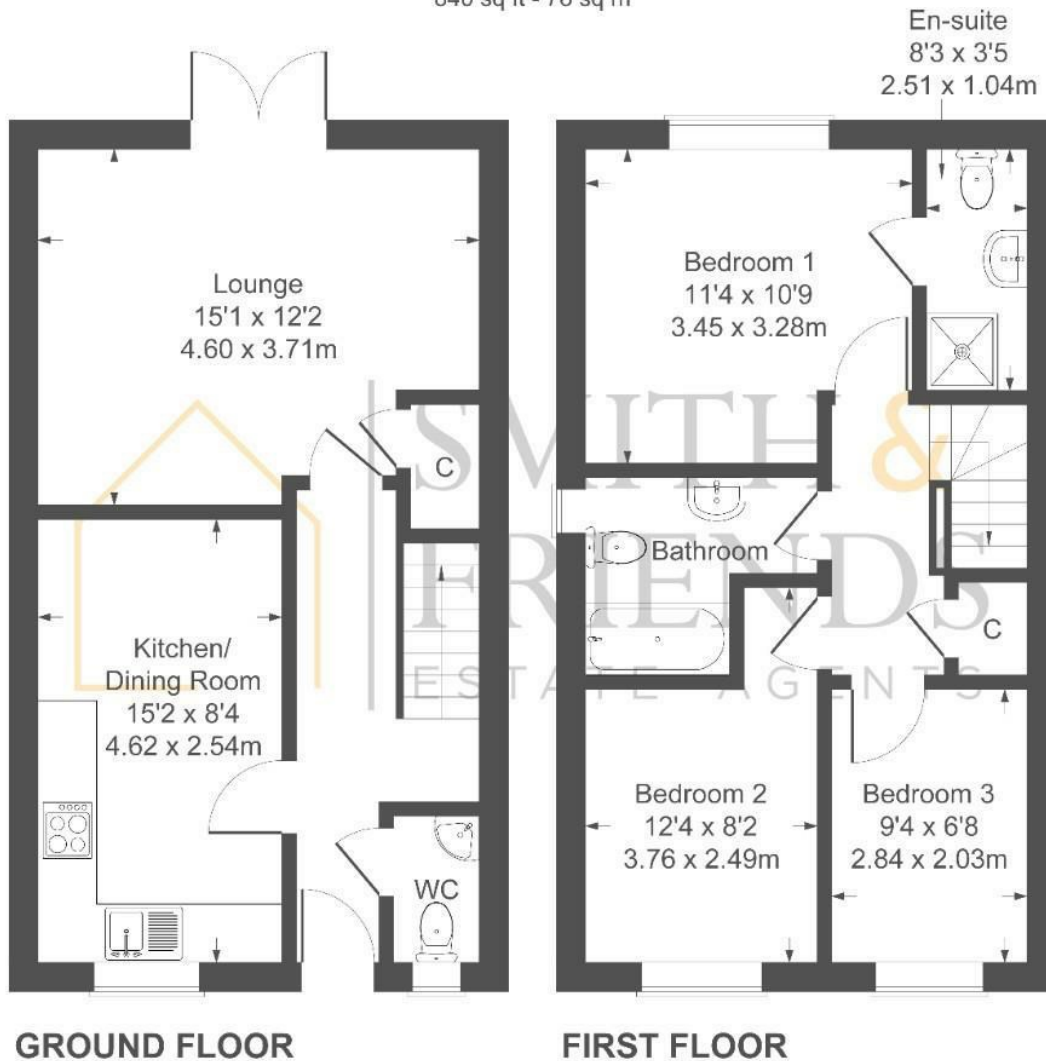


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Iris Grove

Approximate Gross Internal Area
840 sq ft - 78 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			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(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	

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