



**** BEAUTIFULLY PRESENTED ** ** TWO BEDROOMS ** ** DECEPTIVELY SPACIOUS **
** SUMPTUOUS INTERIOR DESIGN ****

This is a fine example of an extremely well cared for, maintained and improved two bedroom, first floor bathroom, mid terrace property located in this popular part of Darlington which lies within easy reach of the town centre, Memorial Hospital and local schooling. It features uPVC double glazing (excluding kitchen external door), gas central heating via a Baxi combi boiler along with a lovely re-surfaced patio to the rear which has a favourable South Westerly aspect. One of the outside stores also feature a w.c.

There are modern kitchen and bathroom facilities, quality flooring and the home is in excellent decorative order throughout. In our opinion, it will appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity with viewings strongly recommended.

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

Bartlett Street, Darlington, DL3 6NB

2 Bed - House - Terraced

Offers In The Region Of £107,500

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bartlett Street, Darlington, DL3 6NB



GROUND FLOOR

Useful entrance vestibule with uPVC front door and overhead window. Light and airy hallway with stairs to the first floor. Cosy lounge to the front with a bay window flooding the room with natural light and excellent sized separate dining room perfect for entertaining family and friends with a useful under-stairs storage cupboard and French doors leading to the yard. Spacious kitchen with a range of units, laminate work surfaces, stainless steel sink unit with mixer tap, cooker point, plumbing for a washing machine and space for a fridge/freezer.

FIRST FLOOR

Landing leading to a nicely appointed bathroom with three-piece white suite comprise panel bath with shower attachment, basin, w.c., chrome towel radiator and cupboard housing the boiler. Two good size bedrooms, the master bedroom of particular size to the front, second bedroom to the rear.

EXTERNALLY

Enclosed yard to the rear which has been resurfaced providing excellent places to relax during those warmer months.

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

10'11" x 11'3" (3.33m x 3.44m)

DINING ROOM

14'7" x 11'0" (4.47m x 3.36m)

KITCHEN

12'10" x 6'7" (3.93m x 2.01m)

FIRST FLOOR LANDING

BEDROOM

14'7" x 11'0" (4.47m x 3.37m)

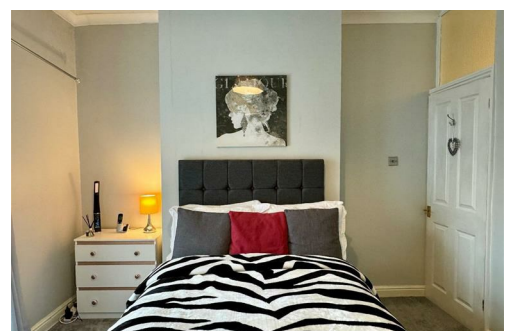
BEDROOM

7'5" x 14'6" (2.28m x 4.43m)

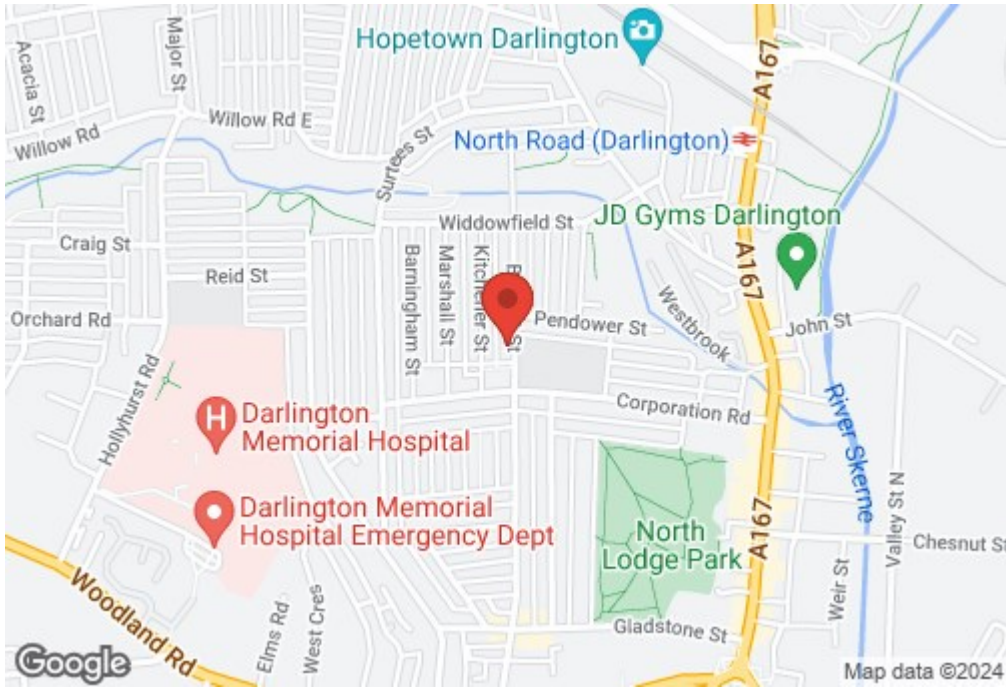
BATHROOM/W.C.

FRONT EXTERNAL

REAR YARD



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Bartlett Street
 Approximate Gross Internal Area
 861 sq ft - 80 sq m
 (Excluding Outbuilding)



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			80
(69-80) C			
(55-68) D		53	
(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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