



**** HEART OF THE WEST END ** ** CATCHMENT FOR WELL REGARDED SCHOOLING ****
**** GENEROUS REAR GARDEN ** ** EXTENDED & GARAGE ****

Properties of this nature and location are considered in high demand, and we anticipate this extended three bedroom semi detached home to be no exception.

It commands an excellent site in the prestigious West End of Darlington enjoying fabulous curb appeal and huge potential.

Although the property is in need of some internal updating it does benefit from mostly uPVC Double Glazing, gas central heating and the main roof was replaced in 2022. Rooms are light, airy and spacious perfect for the coming and goings of an active family life with early viewings strongly recommended to appreciate what this home has to offer.

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

Greenmount Road, Darlington, DL3 8EP

3 Bed - House - Semi-Detached

Offers In The Region Of £275,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Greenmount Road, Darlington, DL3 8EP



GROUND FLOOR

Entrance hall, ground floor W/C, principal reception to the front with a bay window flooding the room with natural light and feature traditional fireplace. Generous separate dining room perfect for entertaining with access to a sunroom, which is fully uPVC double glazed. Fitted Kitchen featuring a range of units with laminate work surfaces, electric ceramic hob, extractor hood and single oven.

FIRST FLOOR

Landing with window to the side elevation allowing natural light and three bedrooms, two excellent doubles and a good size single. Bathroom accommodation with a coloured suite consists of a panelled corner bath, basin and w/c.

EXTERNALLY

Lawned front garden with mature borders and a block paved driveway for off-street parking leading to the right hand side of the property to the garage for further secure parking or storage. Access to the garage restricted for some vehicles. Sizeable rear garden with mature trees and shrubs, giving a natural canopy. There is fabulous potential, predominantly laid to lawn with flowering borders, a peaceful place to relax and unwind during those warmer months.

ENTRANCE HALLWAY

GROUND FLOOR W/C

LOUNGE

14'0" x 11'6" (4.27 x 3.51)

DINING ROOM

11'3" x 13'3" (max 15'9") (3.44 x 4.04 (max 4.82))

SUN ROOM

9'11" x 8'5" (3.04 x 2.57)

KITCHEN

8'11" (narrows 7'10") x 15'7" (2.74 (narrows 2.41) x 4.75)

FIRST FLOOR LANDING

BEDROOM

11'10" x 11'6" (3.63 x 3.52)

BEDROOM

11'0" x 13'2" (3.36 x 4.03)

BEDROOM

8'4" x 8'3" (2.56 x 2.54)

BATHROOM/W.C

8'10" x 8'11" (2.71 x 2.72)

FRONT EXTERNAL

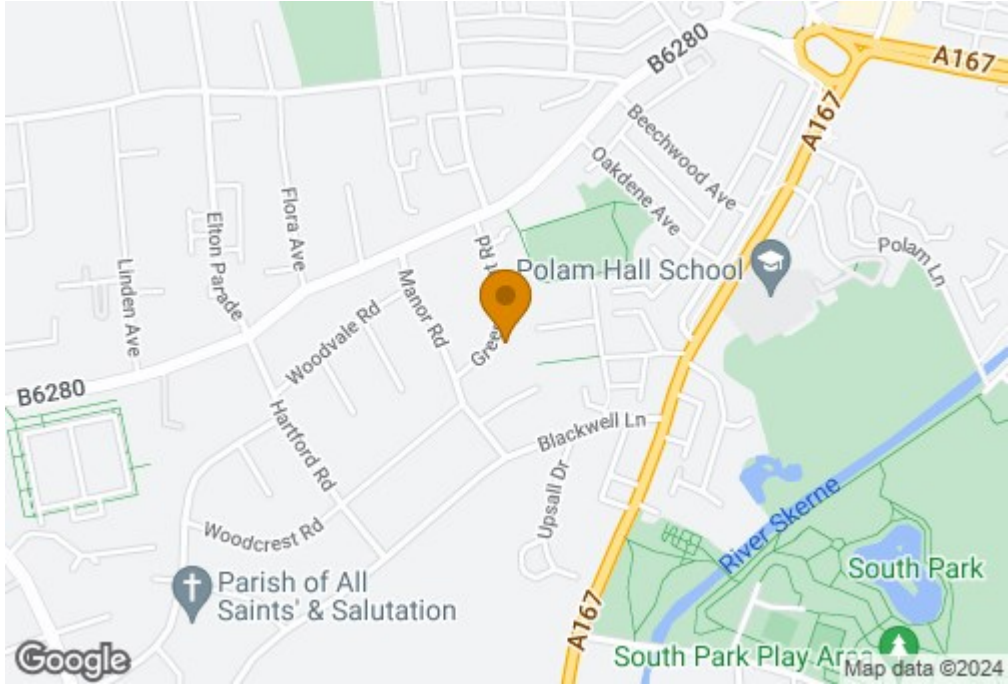
REAR GARDEN

GARAGE

9'0" x 13'8" (2.76 x 4.18)

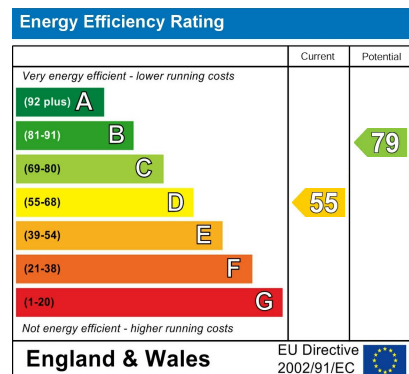


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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