



\*\*\*NOW REDUCED\*\*\* SOUGHT AFTER WEST END \*\* \*\* RENOVATION PROJECT \*\* \*\* REAR GARDEN \*\*  
\*\* FANTASTIC POTENTIAL \*\*

Deceptively spacious from its frontal appearance we have pleasure in marketing this two bedroom cottage nestled in one of the most prestigious areas of Darlington where properties are considered in high demand. The home is in need of some updating which has been reflected within the asking price. It features part UPVC and part wooden glazed windows, gas central heating via a Combi boiler which was fitted in 2022 and the home is brought to the market with NO ONWARD CHAIN. The loft has been significantly improved accessible from the first floor landing, to be considered storage only as it does not have, or meet building regulations.

There is a delightful garden to the rear enjoying a sense of privacy perfect for those warmer months.

Please Note: Council tax band C. Freehold basis. EPC Band E

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Blackwell, Darlington, DL3 8QY**

**2 Bed - House - Terraced**

**£199,995**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Blackwell, Darlington, DL3 8QY



## GROUND FLOOR

Entrance lobby with stairs to first floor, excellent sized lounge ideal for entertaining with a feature fireplace and generous window to the front flooding the room with natural light. Separate dining area with open aspect to the kitchen featuring a range of units with stainless steel sink unit, cooker point and plumbing for a washing machine.

## FIRST FLOOR

Window to the rear, storage cupboard and access to the attic. Two good size bedrooms, the principal to the front, second bedroom to the rear and bathroom with panel bath basin and w.c. The attic considered for storage is boarded with a Velux window, ample under eaves storage and fitted cupboard houses the boiler.

## EXTERNALLY

The home is nicely set back with a well tended front garden. Rear garden laid to lawn with pedestrian access from the rear.

## ENTRANCE LOBBY

## LOUNGE

17'0" x 11'1" (5.20m x 3.38m)

## KITCHEN

12'3" x 4'5" (3.74m x 1.36m)

## FIRST FLOOR LANDING

## BEDROOM

10'8" x 9'6" (3.26m x 2.90m)

## BEDROOM

9'6" x 7'1" (2.90m x 2.17m)

## BATHROOM/W.C.

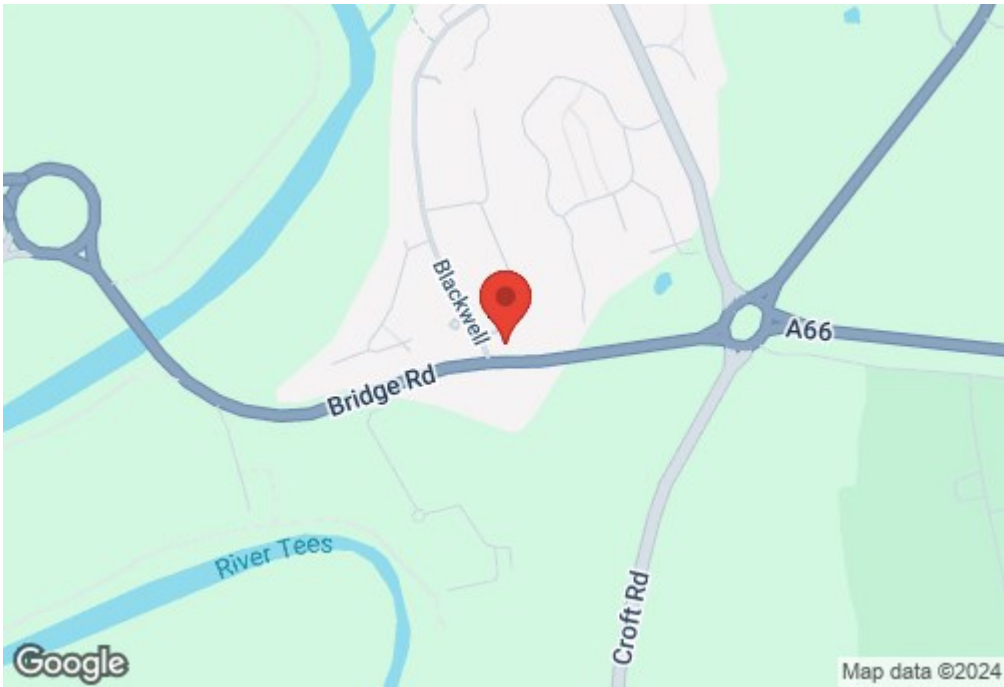
## ATTIC ROOM

## FRONT EXTERNAL

## REAR GARDEN



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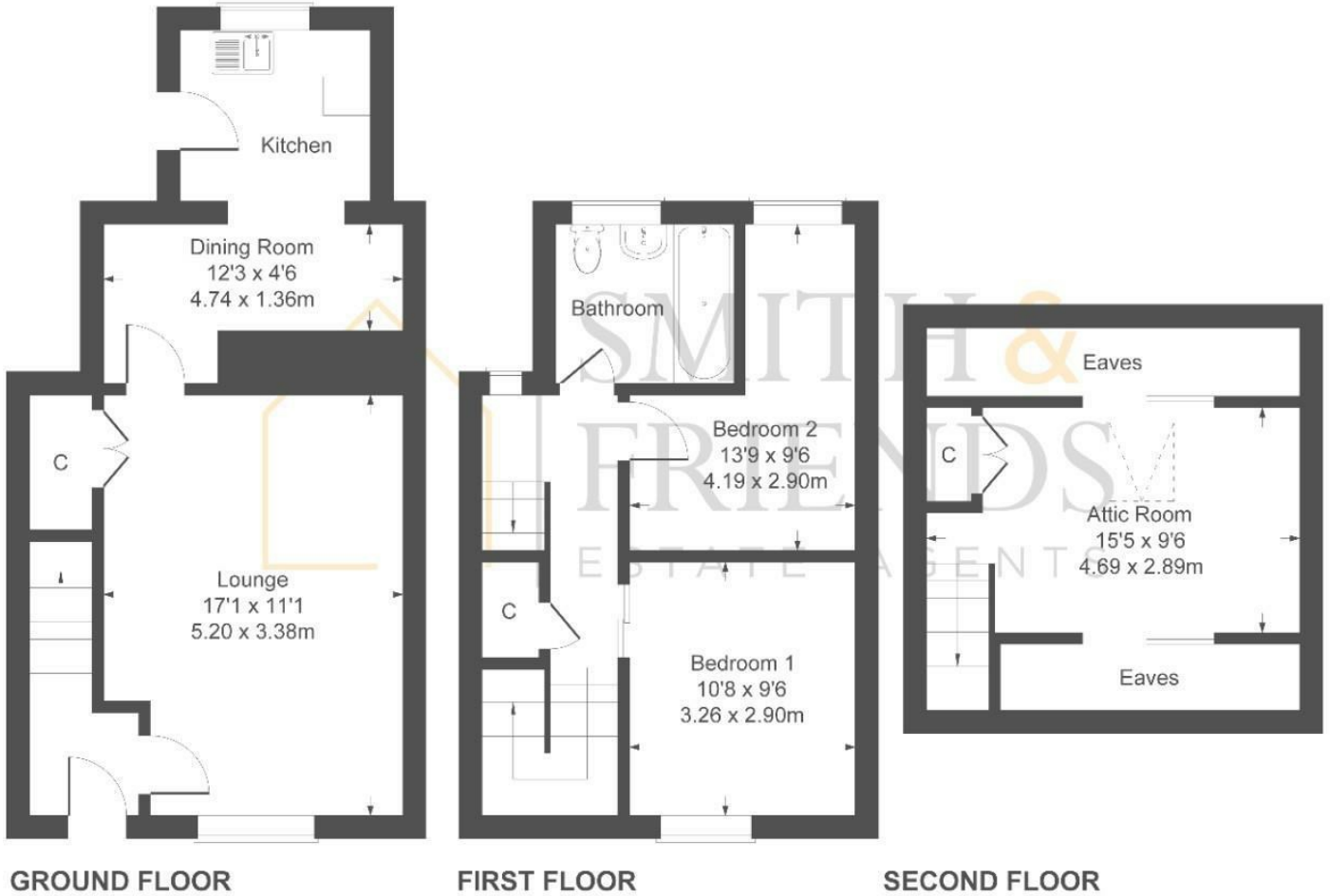


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# Blackwell

Approximate Gross Internal Area  
958 sq ft - 89 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		
(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		
	53	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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