



**\*\* SPACIOUS FAMILY HOME \*\* \* PERIOD PROPERTY \*\* \* ORIGINAL FEATURES \*\*  
\*\* THREE RECEPTION ROOMS \*\* \* REAR GARDEN \*\* \* LARGE GARAGE \*\***

Smith and Friends are delighted to bring this beautiful period property to the market. Retaining many original features this family sized home is situated in the highly sought after West End area of Darlington. The property which benefits from gas central heating has been lovingly maintained by its current owner and offers spacious accommodation, boasting three reception rooms, spacious attic room and enclosed rear garden.

The property lies close to local amenities, including shops, park, excellent schools and is within only a short walk of the town centre. Good transport links to the A1(M), A66 and train station are also within easy reach.

In our opinion this home will suit a variety of purchasers and must be viewed to fully appreciate the space and potential this property has to offer.

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

**Beechwood Avenue, Darlington, DL3 7HP**

**4 Bed - House - Townhouse**

**£295,000**

**EPC Rating: F**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Beechwood Avenue, Darlington, DL3 7HP



## GROUND FLOOR

An impressive warm and welcoming hallway leads to a lounge, sitting room, dining room and kitchen.

The generously proportioned lounge benefits from having an open feature fireplace and large bay window allowing light to flood the room. The well proportioned sitting room to the rear benefits from a gas fire and over looks the garden. A light and bright dining room again features a gas fire and surround and fitted storage. Benefitting from a sloped ceiling with Velux window allowing plenty of light, the kitchen comprises of a range of wall and base units, contrasting worktops, composite sink unit, gas oven, five ring gas hob and extractor fan, integrated/space for a fridge/freezer, washing machine and dishwasher.



## FIRST FLOOR

A light and airy landing area leads to two double bedrooms, single bedroom and shower room. A decorative fireplace makes a great focal point in both double bedrooms, with the master benefitting from having fitted wardrobes. The beautiful contemporary shower room comprises of a large shower cubicle, basin with vanity unit, low level w.c. and heated towel rail. Additionally there is a convenient storage cupboard.



## SECOND FLOOR

A generously proportioned fourth bedroom benefits from having a feature window and eves storage.



## EXTERNALLY

To the front of the property the garden features well matured plants and shrubs. The South-West facing rear garden is laid to lawn featuring borders with established plants and shrubs. A patio can also be utilised as off street parking via a roller door. The spacious garage benefits from having an electric door and rear access door. It is also a workshop area with a shallow surface pit.



## HALLWAY

### LOUNGE

13'4" x 14'11" (4.07m x 4.56m)

### SITTING ROOM

11'9" x 15'1" (3.60m x 4.60m)

### DINING ROOM

8'0" x 15'0" (2.44m x 4.59m)

### KITCHEN

6'10" x 13'5" (2.09m x 4.10m)

## FIRST FLOOR LANDING

### BEDROOM

12'1" x 15'0" (3.70m x 4.58m)

### BEDROOM

11'9" x 15'1" (3.60m x 4.60m)



# Beechwood Avenue, Darlington, DL3 7HP



**BEDROOM**  
6'7" x 10'4" (2.02m x 3.16m)

**SHOWER ROOM/W.C.**  
7'9" x 8'0" (2.37m x 2.44m)

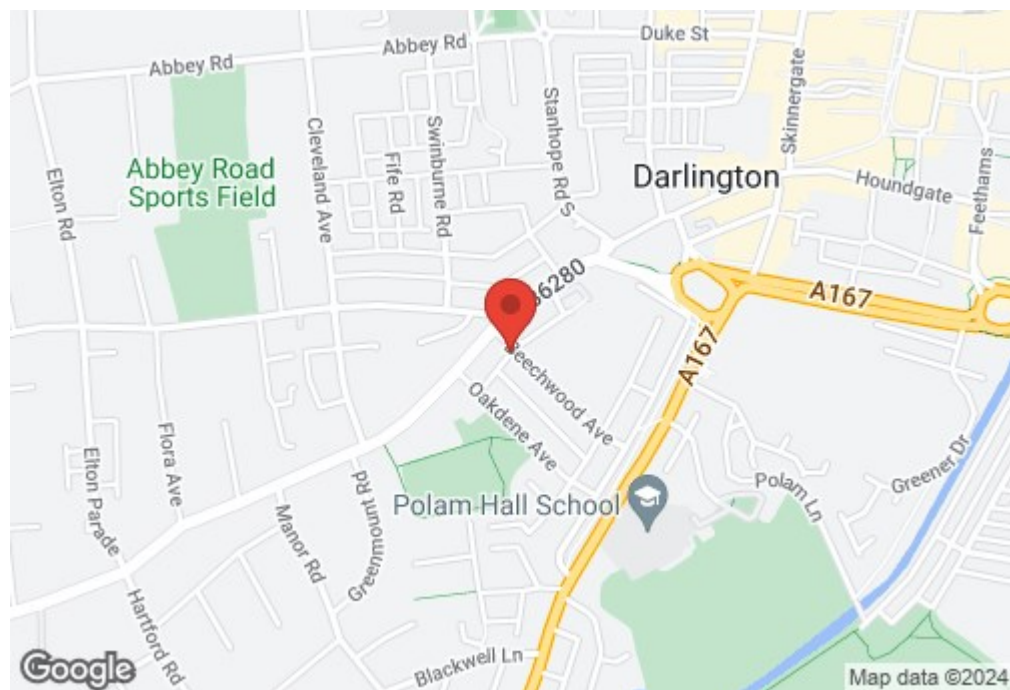
## SECOND FLOOR

**BEDROOM**  
13'3" x 21'9" (4.05m x 6.64m)

## FRONT EXTERNAL

## REAR GARDEN

**GARAGE**  
9'4" x 25'5" (2.86m x 7.76m)



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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.

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>			<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>24</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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