

**** TWO BEDROOM MID TERRACE ** ** SOUTH FACING REAR GARDEN ****
**** GROUND FLOOR CLOAKROOM ** ** ALLOCATED PARKING ** ** QUIET CUL DE SAC ****
**** GOOD TRANSPORT LINKS ****

Smith & Friends are pleased to offer for sale this well presented two bedroom mid terrace house which has the benefit of allocated parking to the rear and a good sized South facing rear garden with paved patio area.

Located in a pleasant cul de sac location on a modern residential development on the outskirts of Darlington close to the South Park and with good transport links to the surrounding areas. Close to local amenities, shops and schools.

With the benefit of uPVC double glazing and gas central heating, in recent months the property has been redecorated throughout with newly laid fitted carpets and flooring and the installation of a lovely refitted bathroom.

Foss Court, Darlington, DL2 2BX

2 Bed - House - Mid Terrace

£117,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Foss Court, Darlington, DL2 2BX



The accommodation briefly comprises: Entrance Hall, cloakroom/w.c., lounge/dining room with French doors to the rear garden, fitted kitchen with built in oven and hob. Landing, two Bedrooms and refitted bathroom/w.c. with wall mounted shower.

In our opinion the property will suit a variety of purchasers including first time buyers or investor/ landlord looking for a buy to let property and viewing is highly recommended.

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

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

ENTRANCE HALL

CLOAKROOM/W.C.

4'8x3'2 (1.42mx0.97m)

LOUNGE/DINER

14'4x13'8 (4.37mx4.17m)

KITCHEN

8'6x6'6 (2.59mx1.98m)

FIRST FLOOR LANDING

BEDROOM

14'4x11'6 (4.37mx3.51m)

BEDROOM

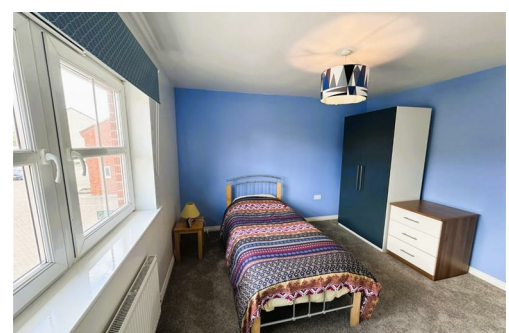
11'x7'6 (3.35mx2.29m)

BATHROOM/W.C.

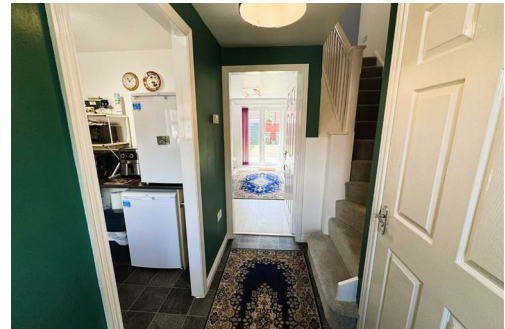
6'6x6' (1.98mx1.83m)

FRONT EXTERNAL

REAR GARDEN



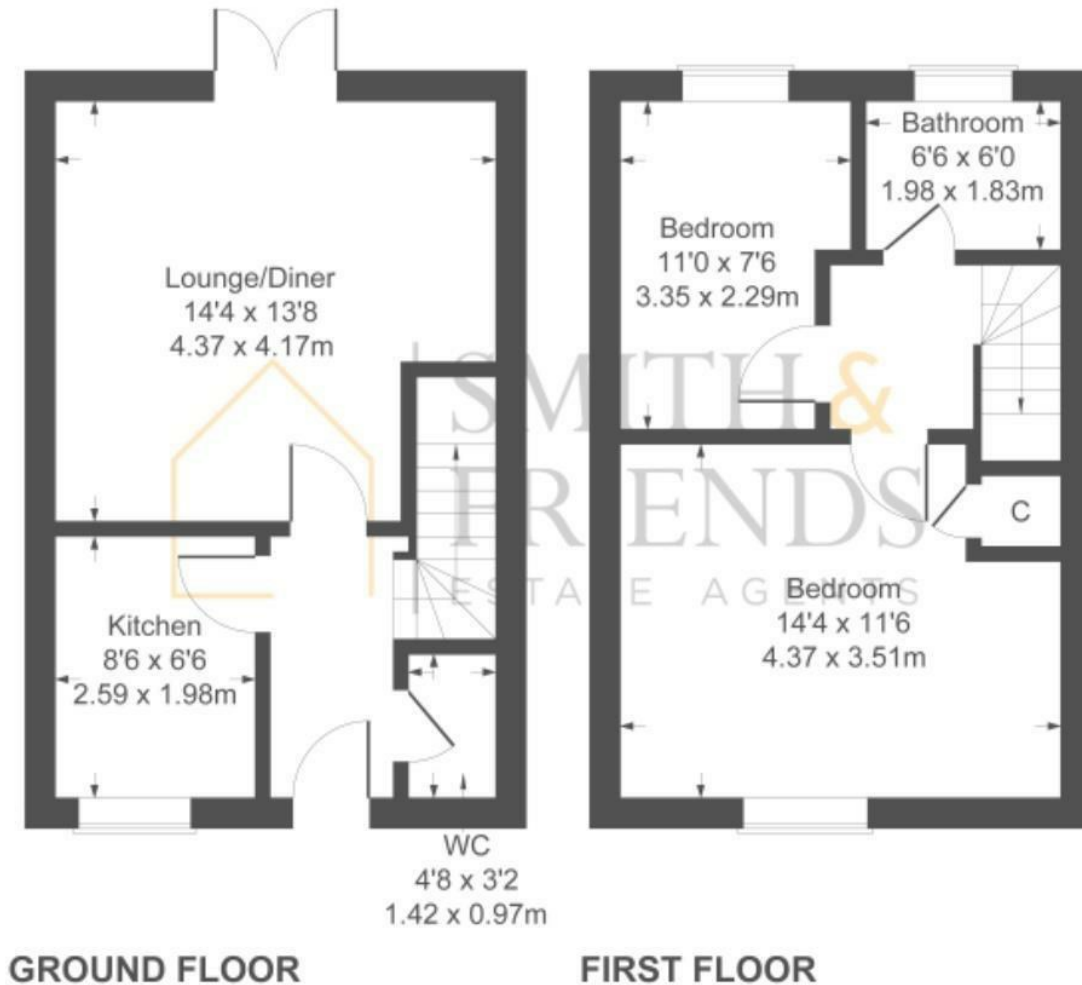
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Foss Court

Approximate Gross Internal Area
649 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024
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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			93
(92 plus) A			
(81-91) B		79	
(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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