



**\*\* SPACIOUS TOWNHOUSE \*\* \*\* REAR GARDEN and DRIVEWAY \*\*  
\*\* POPULAR LOCATION \*\* \*\* GOOD TRANSPORT LINKS \*\* \*\* GENEROUS ATTIC MASTER SUITE \*\***

Smith and friends are delighted to offer for sale this spacious family home situated on a modern development in the ever popular Harrogate Hill area of Darlington. The property which benefits from having full UPVC double glazing and gas central heating via a combination boiler lies close to local amenities including shops, supermarkets and schooling, with good transport links to the A1(M), A66 and train station being within easy reach.

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

Early viewing is highly recommended.

Please Note: Council tax band C. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Sorrel Close, Darlington, DL1 3FD**

**2 Bed - House - Townhouse**

**£154,950**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Sorrel Close, Darlington, DL1 3FD



## Ground floor

An inviting hallway benefitting from having a good sized under stair storage cupboard leads to a bright and airy lounge featuring a large bay window allowing plenty of light. A generously sized cloakroom features a wash hand basin and low level w.c. The spacious kitchen/diner with views of the rear garden makes a great space to entertain features a range of wall and base units with contrasting worktops and integrated appliances including electric oven, gas hob and extractor. Additionally there is space for a fridge freezer, dishwasher and plumbing for a washing machine. The dining area benefits from having ample space for a dining table and door to the garden.



## First floor

A light and airy landing area benefitting from dual storage cupboards leads to two well proportioned double bedrooms and a good sized family bathroom comprising of a bath with overhead shower, wash hand basin, low level wc and heated towel rail. A door accesses a small office/dressing area with stairs leading to the master bedroom.



## Second floor

An impressively spacious master bedroom featuring dual velux windows benefits from a well appointed en-suite comprising of a shower cubicle, wash hand basin and low level w.c.



## Externally

To the front of the property there is a low maintenance gravelled garden and driveway allowing parking for two cars. A side gate leads to the enclosed rear garden which benefits from a storage shed, is laid to lawn, and an ideal space to relax in the warmer months.

## HALLWAY

## LOUNGE

8'8" x 8'7" (2.66m x 2.63m)

## CLOAKROOM/W.C.

## KITCHEN/DINER

15'2" x 9'5" (4.63m x 2.89m)

## FIRST FLOOR LANDING

## BEDROOM

16'3" x 8'1" (4.96m x 2.48m)

## BEDROOM

10'1" x 8'5" (3.09m x 2.58m)

## OFFICE/DRESSING AREA

7'10" x 4'4" (2.41m x 1.33m)

## BATHROOM/W.C.

7'0" x 4'4" (2.14m x 1.33m)

## SECOND FLOOR



# Sorrel Close, Darlington, DL1 3FD



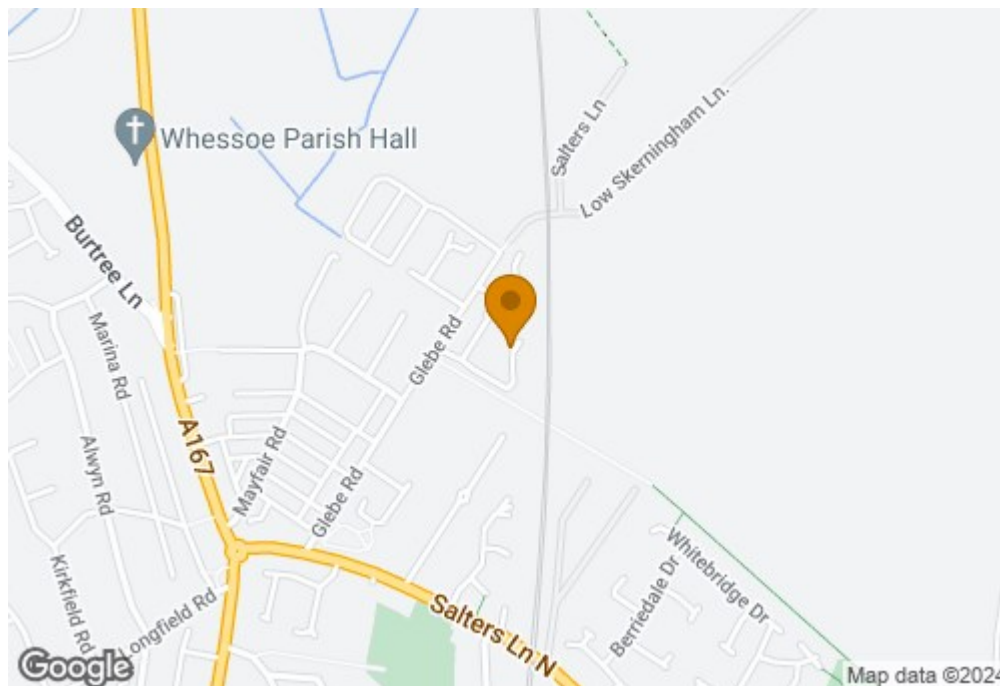
## MASTER BEDROOM

17'7" x 15'5" (5.36m x 4.71m)

## EN-SUITE SHOWER ROOM

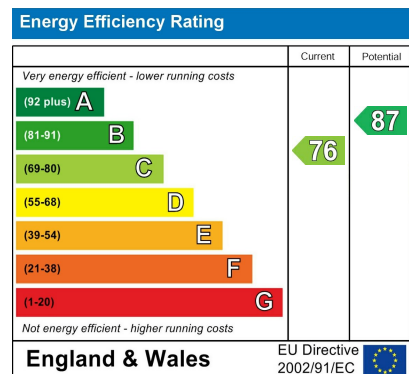
6'8" x 5'10" (2.04m x 1.80m)

## REAR GARDEN



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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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