



**** EXTENDED TWO BED SEMI ** ** PARTIALLY TRIPLE GLAZED ** ** CONSERVATORY **
** CORNER PLOT ** ** GARAGE TO REAR ** ** POPULAR LOCATION ****

Smith and Friends are delighted to offer for sale this extended two bed semi detached property to the market. Situated in the ever popular Whinfield area of Darlington, the property has been extended to include a second reception room which is currently used as a dining room but, would also make an ideal playroom, office or even a third bedroom. The conservatory makes a great place to relax and enjoy the views of the garden. Occupying a large corner plot, the home benefits from having gas central heating and uPVC double and triple glazing.

Located close to local amenities including Asda supermarket, GP surgery, good schooling, the property also lies within and easy reach of good transport links to the A66 and A1(M) and train station.

In our opinion, the property will suit the needs of several purchasers, including a first time buyer, family or would make a great investment opportunity. Early 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)

Moffat Close, Darlington, DL1 3PP
2 Bed - House - Semi-Detached
Offers In The Region Of £150,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Moffat Close, Darlington, DL1 3PP



GROUND FLOOR

An entrance porch benefitting from laminate flooring leads into a spacious lounge, featuring a gas fire with surround and stairs leading to the first floor. A door leads to the generously sized second reception room which benefits from having a dual aspect, French doors leading into the light and bright conservatory which has views of the garden. Accessed from the lounge and to the rear, the well proportioned kitchen with laminate flooring features a range of wall and base units with contrasting worktops and space for a cooker, fridge freezer, washing machine and tumble dryer. A door leads into the garden.



FIRST FLOOR

A landing area benefitting from having loft access leads to two bedrooms and a bathroom. Both bedrooms are generously sized double bedrooms. The well appointed bathroom comprises of a bath with overhead shower, wash hand basin, low level w.c. and heated towel rail.



EXTERNALLY

To the front of the property there is a low maintenance gravelled garden featuring plants and shrubs, which via a gate, continues to the side and rear of the property and makes an ideal space to relax in the Summer months. A rear gate leads to a driveway accessing a good sized garage with up and over door which also benefits from having a side door.

ENTRANCE PORCH

LOUNGE

12'9" x 17'4" (3.90m x 5.30m)

SECOND RECEPTION ROOM

8'9" x 18'4" (2.68m x 5.61m)

CONSERVATORY

9'2" x 6'5" (2.81m x 1.98m)

KITCHEN

12'10" x 8'10" (3.93m x 2.71m)



FIRST FLOOR LANDING

BEDROOM

12'9" x 9'8" (3.91m x 2.96m)

BEDROOM

8'11" x 12'10" (2.73m x 3.93m)

BATHROOM/W.C.

4'8" x 7'10" (1.43m x 2.41m)



FRONT EXTERNAL

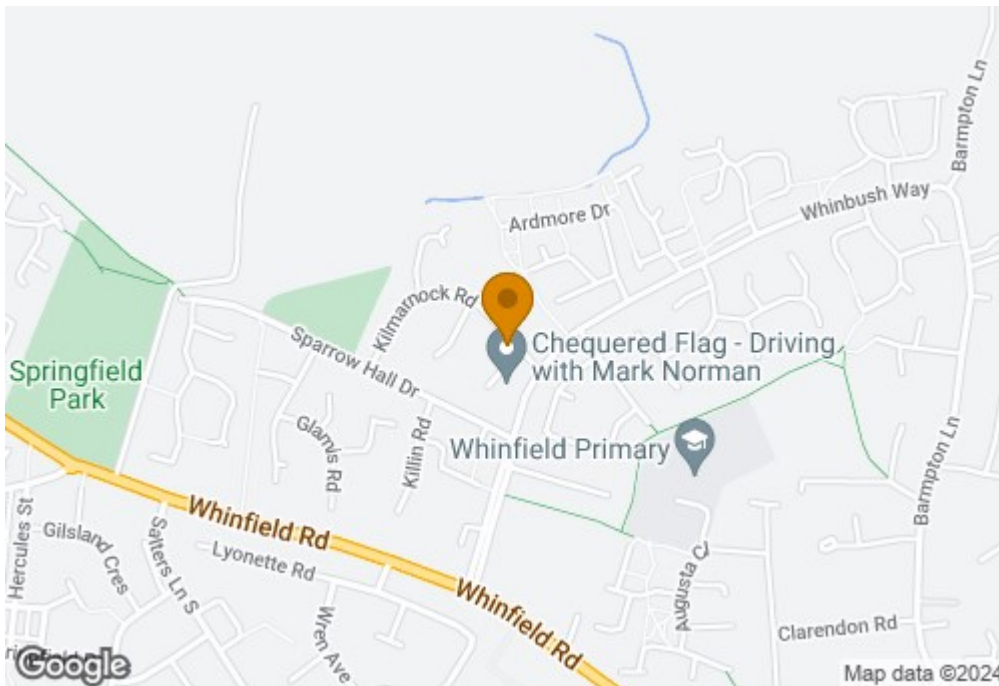
REAR GARDEN

GARAGE

9'11" x 20'0" (3.03m x 6.11m)



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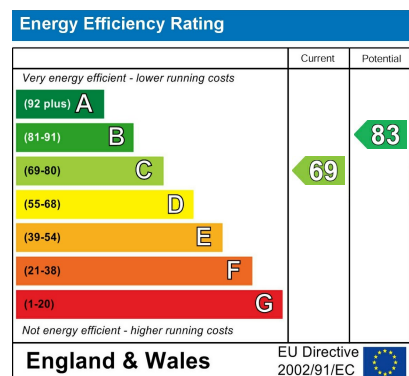


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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