



**\*\* NO ONWARD CHAIN \*\* \*\* EXTERNAL WALL INSULATION \*\* \*\* GARAGE \*\*  
\*\* REAR COURTYARD \*\* \*\* CLOSE TO TOWN CENTRE \*\***

Smith and friends are pleased to offer for sale this two bed terraced property situated in the ever popular Denes area of Darlington. Benefitting from uPVC double glazing and gas central heating the property lies close to local amenities including shops and schools and within easy reach of good transport links to the A66, A1(M) and train station.

In our opinion, the property with suit a variety of purchasers, including making an ideal investment opportunity. Early viewing is recommended.

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

**Barningham Street, Darlington, DL3 6NT**

**2 Bed - House - Terraced**

**Offers Over £80,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**





# Barningham Street, Darlington, DL3 6NT



In brief the property comprises of a vestibule, good sized lounge, kitchen/diner benefitting from an under stairs storage area and a range of wall and base units. Two good sized bedrooms and a bathroom comprising of a bath with overhead shower, wash hand basin and low level w.c.

## EXTERNALLY

The property benefits from having a small courtyard to the rear and a garage with up and over and additional rear door access.

## VESTIBULE

## LOUNGE

13'1" x 13'0" (4m x 3.98m)

## KITCHEN/DINER

13'1" x 7'1" (3.99m x 2.16m)

## FIRST FLOOR LANDING

## BEDROOM

13'0" x 13'0" (3.97m x 3.98m)

## BEDROOM

8'3" x 7'1" (2.54m x 2.17m)

## BATHROOM/W.C.

10'3" x 4'8" (3.13m x 1.44m)

## FRONT EXTERNAL

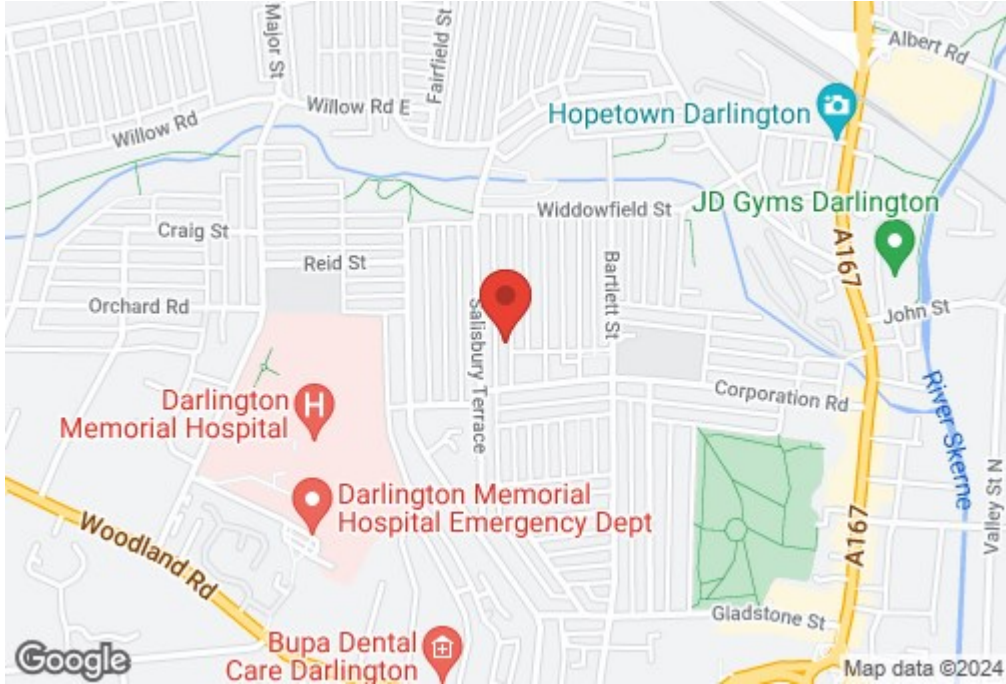
## REAR COURTYARD

## GARAGE

4'2" x 9'4" (1.28m x 2.85m)



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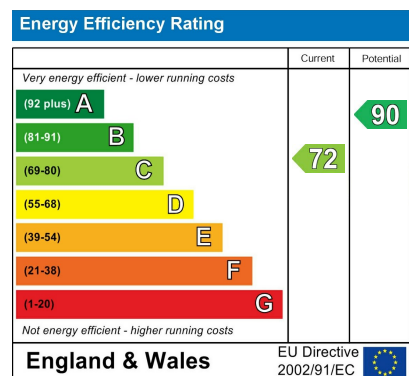


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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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