

**** IDEAL FAMILY HOME ** ** WALKING DISTANCE OF GOOD SCHOOLING **
** REAR GARDEN ** ** POPULAR WEST END LOCATION ****

Smith and Friends are delighted to offer for sale this spacious three bed family home situated in the highly sought after Mowden area in the popular West End of Darlington.

The property which benefits from gas central heating and uPVC double glazing lies close to local amenities including Mowden shops, excellent Primary and Secondary schooling as well as QE Sixth Form College. The town centre can be reached within a 20 minute walk. Good transport links to the A1(M), A66 and train station are within easy reach.

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

Council tax band - C. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange of viewing.

Carleton Drive, Darlington, DL3 9QP

3 Bed - House - Semi-Detached

O.I.R.O £210,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Carleton Drive, Darlington, DL3 9QP



GROUND FLOOR

A light and airy entrance hall benefitting from laminate flooring and spot lights leads to a spacious light and bright lounge, again featuring spotlights and a convenient under stairs cupboard.

The generously proportioned kitchen/diner 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 dishwasher and ample space for a dining table. The well proportioned utility room with wall mounted combination boiler has plumbing for a washing machine and space for a tumble dryer along with fridge freezer and door leading to the rear garden.



FIRST FLOOR

A light and airy landing area with loft access leads to three good sized bedrooms and bathroom. There are two well proportioned double bedrooms with the master benefitting from a fitted wardrobe. The good sized single bedroom again features fitted storage and makes an ideal third bedroom or study.

The spacious family bathroom comprises of a bath with overhead shower, wash hand basin, level w.c. and heated towel rail.



EXTERNALLY

To the front of the property the garden is laid to lawn and a generous driveway which leads to the garage benefitting from an electric roller door and rear access door from the utility.

A side gate leads to the enclosed rear garden which is laid to lawn and features a patio area and low maintenance borders with established shrubs making it a great area to relax in the warmer months.



ENTRANCE HALL

LOUNGE

13'0" x 15'7" (3.97m x 4.77m)

KITCHEN

16'3" x 10'6" (4.96m x 3.21m)

UTILITY

7'8" x 9'10" (2.36m x 3m)

FIRST FLOOR LANDING

BEDROOM

9'6" x 12'2" (2.91m x 3.73m)

BEDROOM

9'7" x 11'5" (2.93m x 3.48m)

BEDROOM

6'5" x 7'11" (1.97m x 2.43m)

BATHROOM/W.C.

6'5" x 7'8" (1.98m x 2.34m)

FRONT EXTERNAL

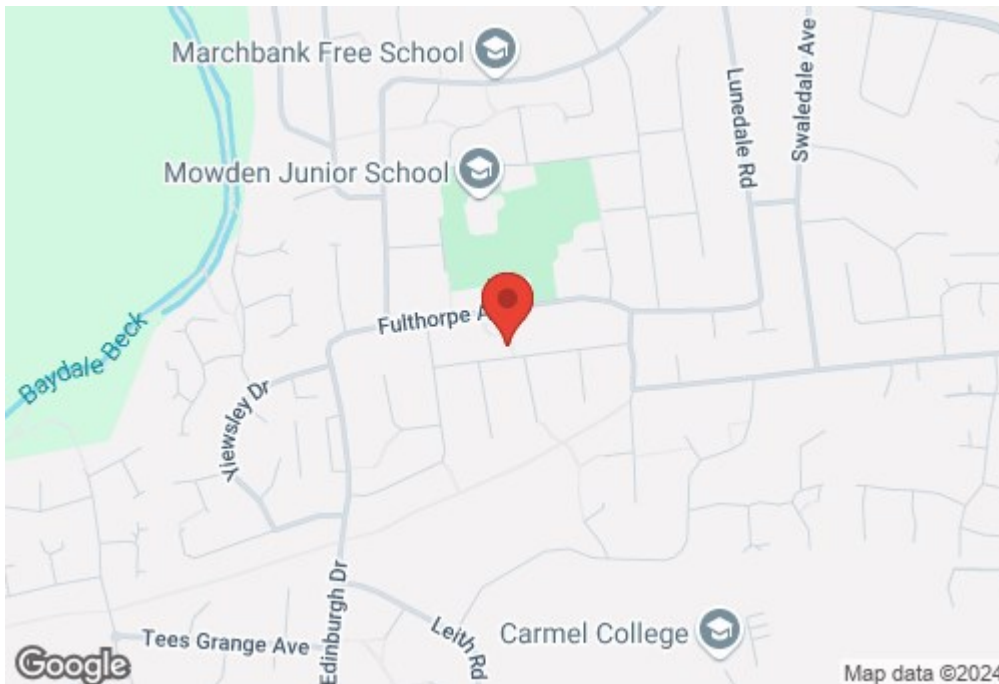


Carleton Drive, Darlington, DL3 9QP



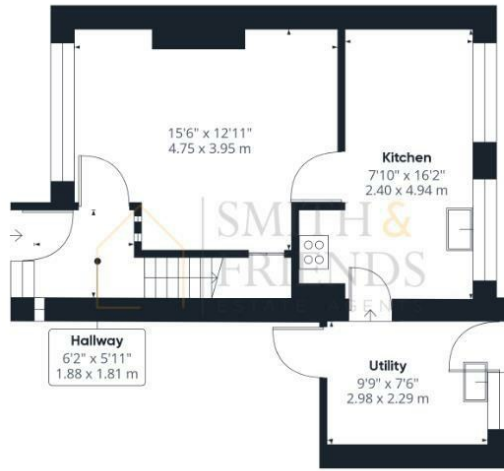
GARAGE
7'9" x 16'7" (2.38m x 5.06m)

REAR GARDEN

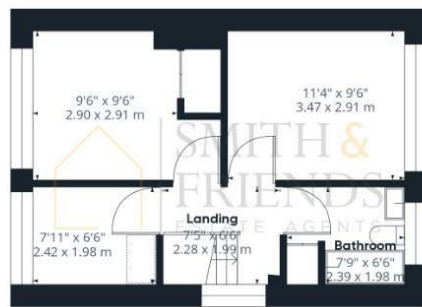


www.smith-and-friends.co.uk

Carleton Drive, Darlington, DL3 9QP



Ground Floor



Floor 1

Approximate total area⁽¹⁾
811.81 ft²
75.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

