



**** CONSERVATORY ** **TWO DOUBLE BEDROOMS** ** ENSUITE ** ** INTEGRAL GARAGE **
** POPULAR LOCATION ** ** NO ONWARD CHAIN ****

Smith & Friends are delighted to offer for sale this spacious two bedroom semi detached property situated in a cul-de-sac in the highly sought after Oakfield Lodge development in Darlington. This larger than average two bed property benefits from having uPVC double glazing, Gas Central Heating and features a conservatory, en-suite to the master bedroom and integral garage.

The property lies close to local amenities, including shops, schooling, Cockerton village are within a 15 minute walk of the town centre. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is strongly recommended.

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

Aldgrove Way, Darlington, DL3 0GR
2 Bed - House - Semi-Detached
Asking Price £155,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Aldgrove Way, Darlington, DL3 0GR



GROUND FLOOR

A uPVC door enters a spacious, light and bright lounge featuring a large bay window, wall mounted electric effect fire, laminate flooring and stairs to the first floor. The good sized kitchen/diner comprises of a range of wall and base units with contrasting worktops, stainless steel sink and integrated appliances including, electric oven, gas hob and extractor. Additionally there is space for a fridge/freezer, plumbing for a washing machine and space for dining table. A well proportioned conservatory to the rear makes a great space to relax and access the garden.



FIRST FLOOR

A light and airy landing area benefitting from loft access and cupboard housing combination boiler leads to two good generously sized double bedrooms, en-suite and wet room. The master bedroom features a well appointed en-suite comprising of a shower cubicle, wash hand basin and low level w.c. The tiled wet room comprises of an electric shower, wash hand basin and low level w.c.



EXTERNALLY

To the front of the property, the garden is laid to lawn with a driveway leading to the integral garage benefitting from an electric door. A side gate accesses the enclosed South/West facing rear garden which is again laid to lawn and features a patio area and borders with established shrubs, making it an ideal space to enjoy in the warmer months.



LOUNGE

10'9" x 14'11" (3.28m x 4.56m)

KITCHEN/DINER

10'7" x 8'0" (3.25m x 2.46m)

CONSERVATORY

9'10" x 9'11" (3.01m x 3.03m)

FIRST FLOOR LANDING

BEDROOM

12'2" x 8'4" (3.73m x 2.55m)

EN-SUITE

8'3" x 3'10" (2.54m x 1.18m)

BEDROOM

10'9" x 11'6" (3.29m x 3.53m)

WET ROOM

4'10" x 7'9" (1.49m x 2.37m)



FRONT EXTERNAL

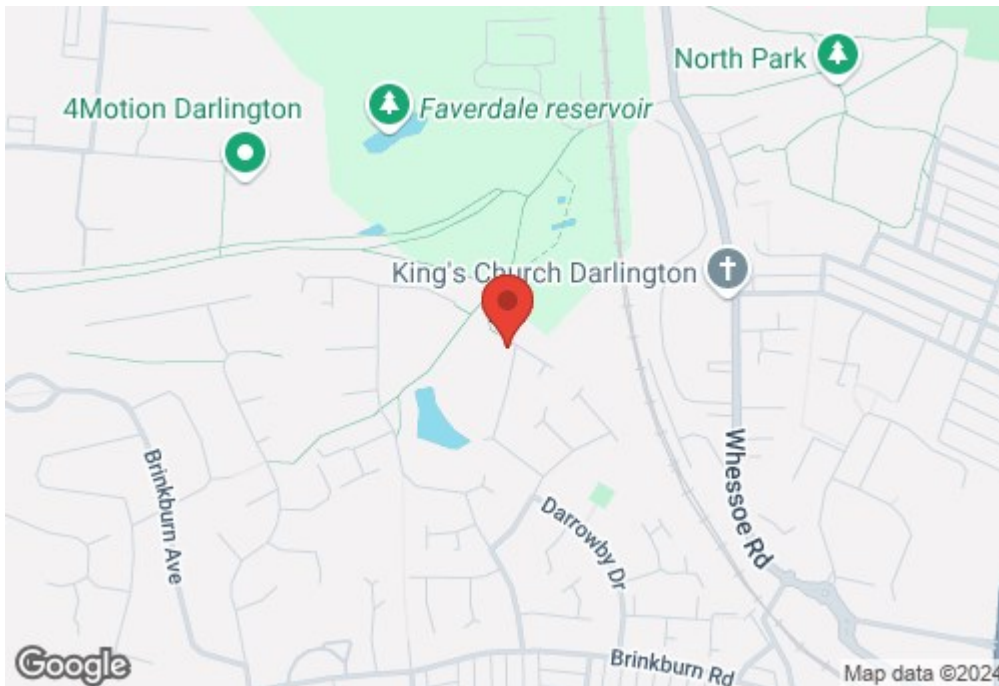
REAR GARDEN

GARAGE

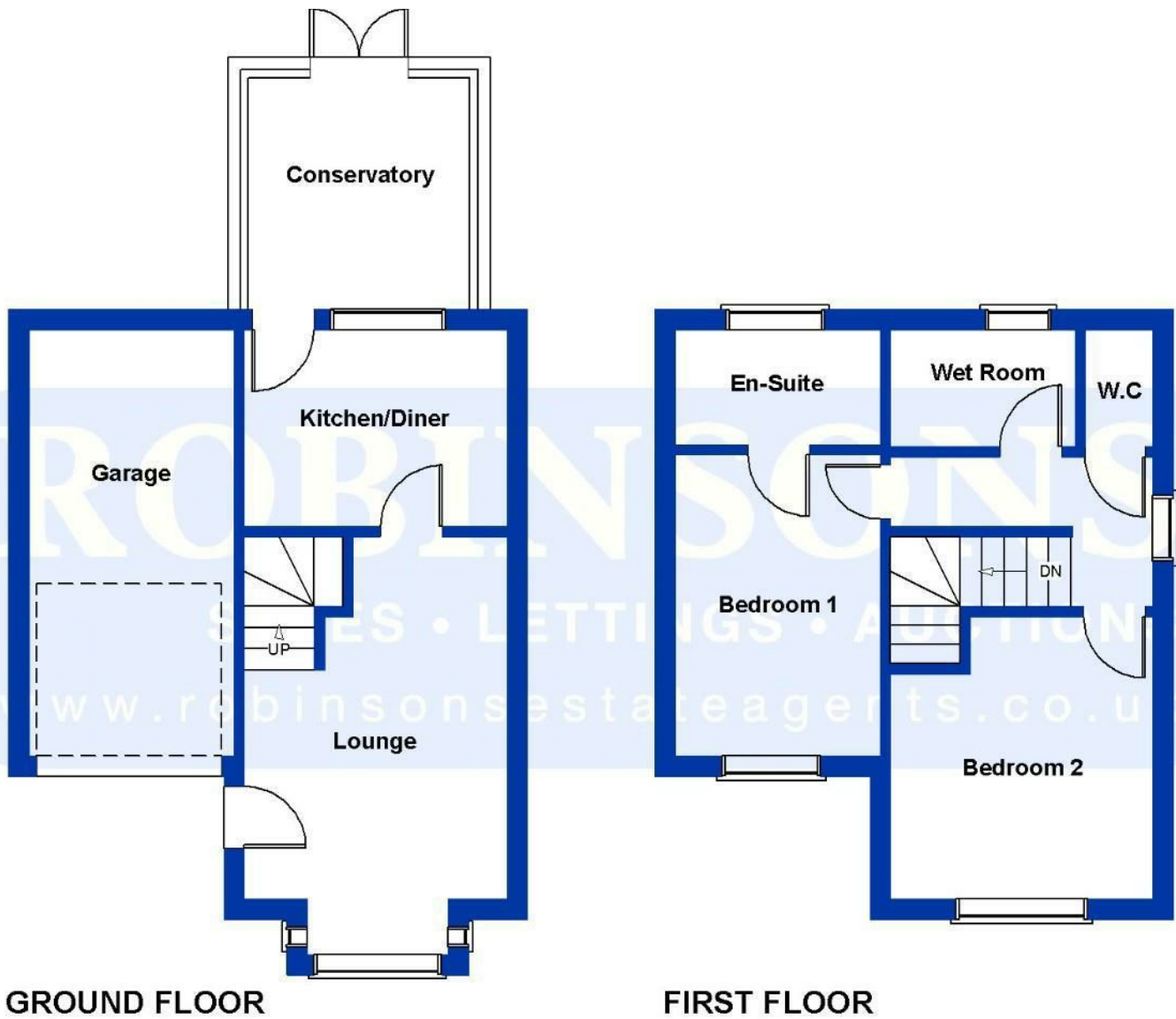
7'11" x 17'1" (2.43m x 5.23m)



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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

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		65	
(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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