



**** NO ONWARD CHAIN ** ** OPEN PLAN LOUNGE/KITCHEN/DINER ****
**** EN-SUITE FACILITIES ** ** REAR GARDEN ** ** DRIVEWAY ****

Smith and Friends are delighted to offer for sale this beautifully presented two bed home. Situated on a modern development and covered by NHBC warranty, the property offers spacious accommodation with open plan living, kitchen and dining area.

The property lies close to local amenities, including shops, supermarket, retail park and schooling. 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 highly recommended.

Council tax band B. Freehold basis. EPC rating B.
 Please contact Smith & Friends to arrange a viewing

Bobbin Crescent, Darlington, DL1 1NZ
2 Bed - House - Mid Link Terrace
Offers In The Region Of £140,000
EPC Rating: B
Council Tax Band: B
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Bobbin Crescent, Darlington, DL1 1NZ



GROUND FLOOR

A welcoming entrance lobby which benefits from having a cupboard with ample storage and plumbing for washing machine also accesses a large cloakroom comprising of a wash hand basin and low level w.c. The open plan living area with open staircase to first floor benefits from having laminate flooring and features good sized kitchen area comprising of a range of wall and base units with contrasting worktops, stainless steel sink and integrated appliances including electric oven, gas hob, extractor, slimline dishwasher and space for a fridge freezer. Additionally there is a spacious light and bright living and dining area featuring French doors leading into the rear garden.



FIRST FLOOR

A light and airy landing area benefitting from loft access leads to two well proportioned double bedrooms with the master featuring fitted wardrobes and en-suite comprising of a shower cubicle, wash hand basin and low level w.c. The good sized main bathroom comprises of a bath, wash hand basin and low level w.c.



EXTERNALLY

To the front of the property there is a driveway. The enclosed rear garden which benefits from an open aspect is laid to lawn and features a decked area making it an ideal space to relax in the warmer months.

ENTRANCE LOBBY

GROUND FLOOR W.C.

OPEN PLAN LIVING/KITCHEN

11'4" x 21'3" (3.47m x 6.48m)

FIRST FLOOR LANDING

BEDROOM

9'9" x 10'3" (2.99m x 3.13m)

EN-SUITE SHOWER ROOM

10'2" x 3'0" (3.12m x 0.92m)

BEDROOM

13'1" x 8'2" (4.01m x 2.49m)

BATHROOM/W.C.

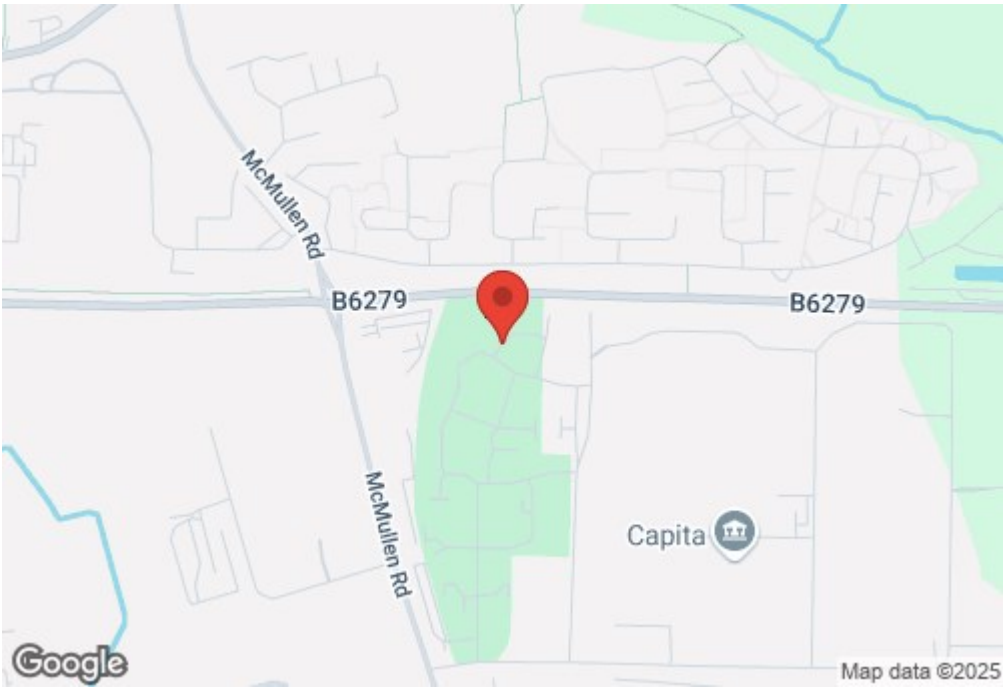
6'2" x 6'9" (1.88m x 2.06m)

FRONT EXTERNAL

REAR GARDEN



Bobbin Crescent, Darlington, DL1 1NZ



Bobbin Crescent, Darlington, DL1 1NZ



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	87	88
	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

