



**** SPACIOUS FAMILY HOME ** ** IMMACULATEDLY PRESENTED ** ** ATTIC ROOM **
** OPEN PLAN KITCHEN/DINER ** ** REAR GARDEN ** ** GOOD TRANSPORT LINKS ****

Smith and Friends are delighted to offer for sale this beautifully presented family home. Situated in the ever popular Harrogate Hill area of Darlington, the property lies close to local amenities including shops, supermarket and schooling.

In our opinion the property will suit a variety of purchasers and must be viewed to fully appreciate the space this home has to offer.

Early viewing is highly recommended.

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

Thompson Street West, Darlington, DL3 0HH

3 Bed - House - Terraced

£158,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Thompson Street West, Darlington, DL3 0HH



In brief the property comprises of a generously sized lounge benefitting from a large bay window feature fireplace. To the rear the spacious open plan kitchen/diner makes an ideal space to entertain and features French doors accessing the garden. The kitchen features a range of modern wall and base units with space for a range cooker and fridge freezer. Additionally there is ample space for a large dining table. The looility benefits from having a low level wc, wash hand basin and space for a washing machine and tumble dryer. To the first floor there is a generously sized master bedroom and second double bedroom and a good sized single. The well appointed contemporary bathroom comprises of a bath with overhead shower, wash hand basin with vanity unit and low level wc. Additionally there is a good sized light and bright attic room.



Externally
To the front of the property there is a small forecourt. An up and over door to the rear allows off street parking. The garden which is to lawn and features borders with established shrubs makes an ideal space to relax in the warmer months.

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

12'2x12'9 plus bay (3.71mx3.89m plus bay)



OPEN PLAN KITCHEN/DINER

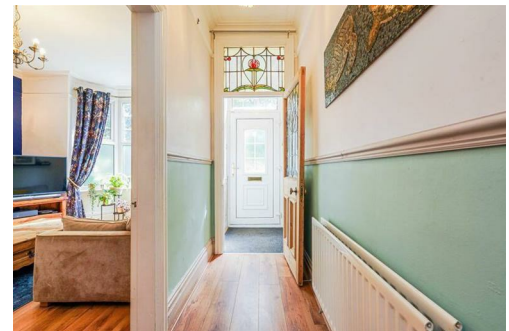
16'1x9'3 (4.90mx2.82m)

FAMILY ROOM

12'6x12'9 (3.81mx3.89m)

LOOTILITY

6'2x5'2 (1.88mx1.57m)



FIRST FLOOR LANDING

BEDROOM

16'2x12'9 (4.93mx3.89m)



BEDROOM

9'7x10'1 (2.92mx3.07m)

BEDROOM

9'4x7'10 (2.84mx2.39m)

FAMILY BATHROOM/W.C.

ATTIC ROOM

14'9x12'5 (4.50mx3.78m)



FRONT EXTERNAL

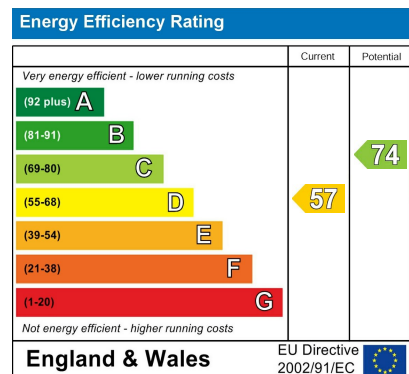
REAR GARDEN

Thompson Street West, Darlington, DL3 0HH



www.smith-and-friends.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.



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

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

