



**** IDEAL INVESTMENT PROPERTY ** ** EASY REACH OF LOCAL AMENITIES ****

We are pleased to offer for sale this spacious three bedroom semi detached property located in the popular Cockerton/Branksome area of Darlington. It lies within easy reach of amenities to be found at Cockerton village, local schools and good transport links to the A1(M). Darlington town centre is also only a short drive away.

The property does require modernisation which has been reflected within the competitive asking price.

The accommodation comprises of entrance hall, good sized lounge, kitchen with a range of units, utility room and ground floor bathroom/w.c. To the first floor there are three bedrooms and a separate w.c.

Please Note: Council Tax Band A. EPC Rating C. Freehold basis
Please call Smith and Friends, Darlington to arrange of a viewing

Note From Seller: All services appliances have not and will not be tested. Property is sold as seen.

Bolton Close, Darlington, DL3 9RS

3 Bed - House - Semi-Detached

£85,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bolton Close, Darlington, DL3 9RS



Entrance hall

Lounge
15'11" x 10'7" (4.86m x 3.25m)

Kitchen
13'7" x 9'0" (4.15m x 2.75m)

Utility Room
5'11" x 4'7" (1.81m x 1.42m)

Ground Floor Bathroom
5'6" x 4'11" (1.68m x 1.50m)

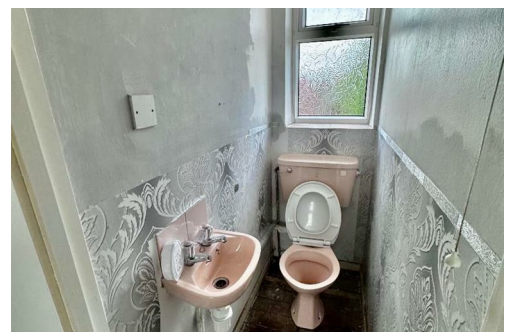
First floor landing

Bedroom
10'4" x 9'8" (3.15m x 2.97m)

Bedroom
8'9" x 13'0" (2.69m x 3.97m)

Bedroom
8'7" x 7'0" (2.62m x 2.14m)

Separate w.c.

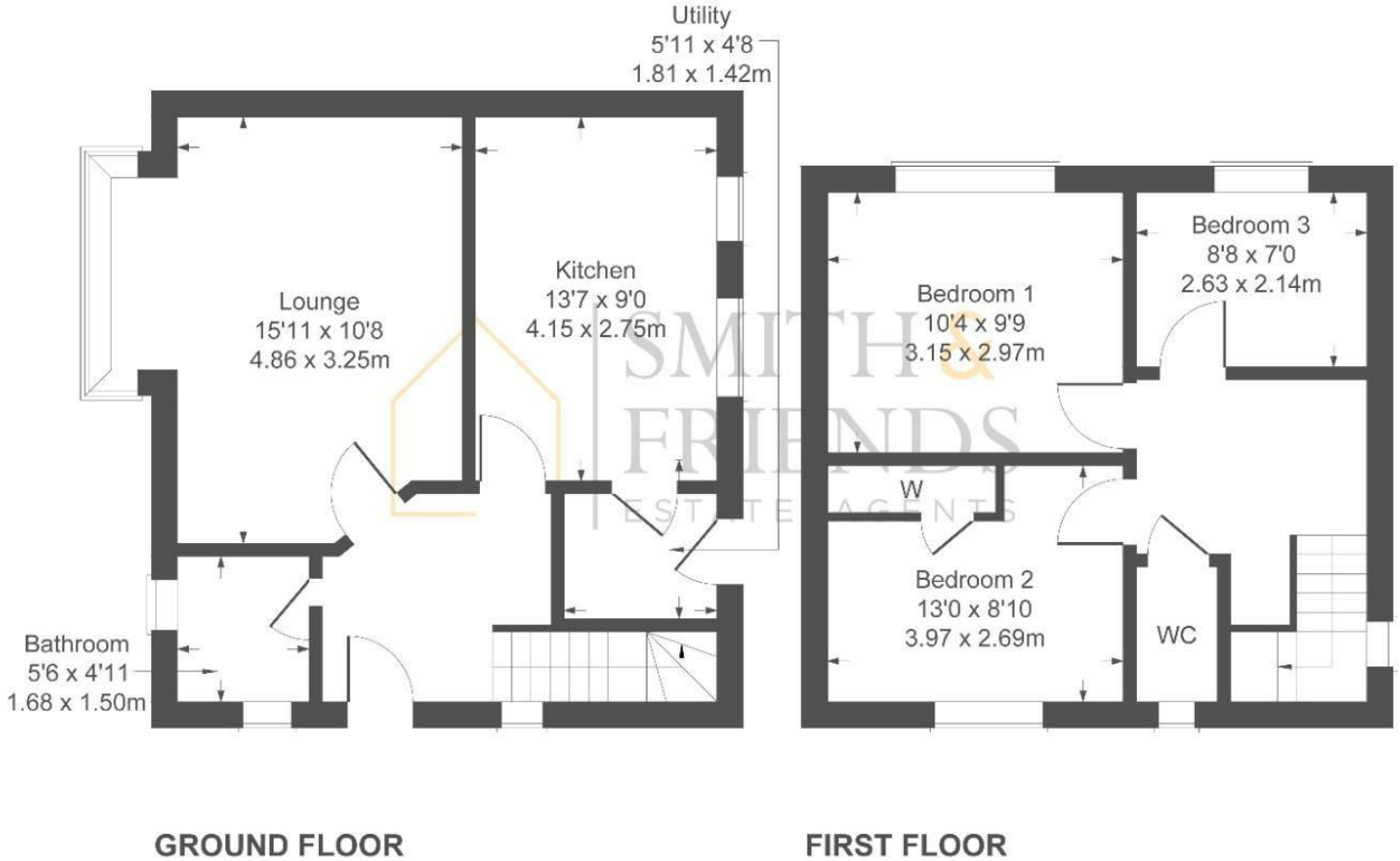


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Bolton Close

Approximate Gross Internal Area
839 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (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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