



**\*\* REDUCED \*\* \*\* SOUGHT AFTER VILLAGE LOCATION \*\* \*\* LONGE/DINER \*\***  
**\*\* REAR GARDEN \*\* \*\* MODERN KITCHEN \*\* \*\* CLOSE TO LOCAL AMENITIES \*\***

We are delighted offer for sale this well presented family sized home. Situated in the ever popular village of Barton, the property benefits from uPVC double glazing and gas central heating.

The property lies close to local amenities including shop, pub and primary school. The property is also on a direct bus route to the towns and Darlington and Richmond.

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

Please Note: Council Tax Band: C. Freehold basis. EPC Band C  
 Please contact Smith & Friends to arrange a viewing.

**Silver Meadows, Richmond, DL10 6SL**

**3 Bed - House - Mid Terrace**

**Offers Over £155,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Silver Meadows, Richmond, DL10 6SL



### GROUND FLOOR

A welcoming entrance hall leads to a light and bright, dual aspect lounge/diner benefitting from under stair storage cupboard. The modern kitchen features a range of gloss wall and base units, contrasting worktops and integrated appliances including electric oven, gas hob, extractor and fridge-freezer. Additionally there is plumbing for an automatic washing machine.

### FIRST FLOOR

A light and airy landing area leads to three well proportioned bedrooms and a bathroom. The master bedroom and second double bedroom benefitting from having fitted storage. The third bedroom is a good sized single with a cupboard housing the combination boiler. The well appointed bathroom comprises of a bath with overhead shower, wash hand basin in vanity unit, low level w.c. and heated towel rail.

### EXTERNALLY

To the front of the property there is an walled garden. The rear garden is laid to lawn and features a patio area with rear access gate. There is a separate garage close to the property.

#### Entrance Hall

#### Lounge

13'8" x 23'4" (4.18m x 7.13m)

#### Kitchen

7'6" 8'7" (2.31m 2.63m)

#### First Floor Landing

#### Bedroom

10'3" x 12'11" (3.14m x 3.94m)

#### Bedroom

10'7" x 10'3" (3.25m x 3.14m)

#### Bedroom

8'1" x 9'0" (2.48m x 2.75m)

#### Bathroom/w.c.

7'4" x 5'5" (2.24m x 1.67m)

#### Front External

#### Rear Garden

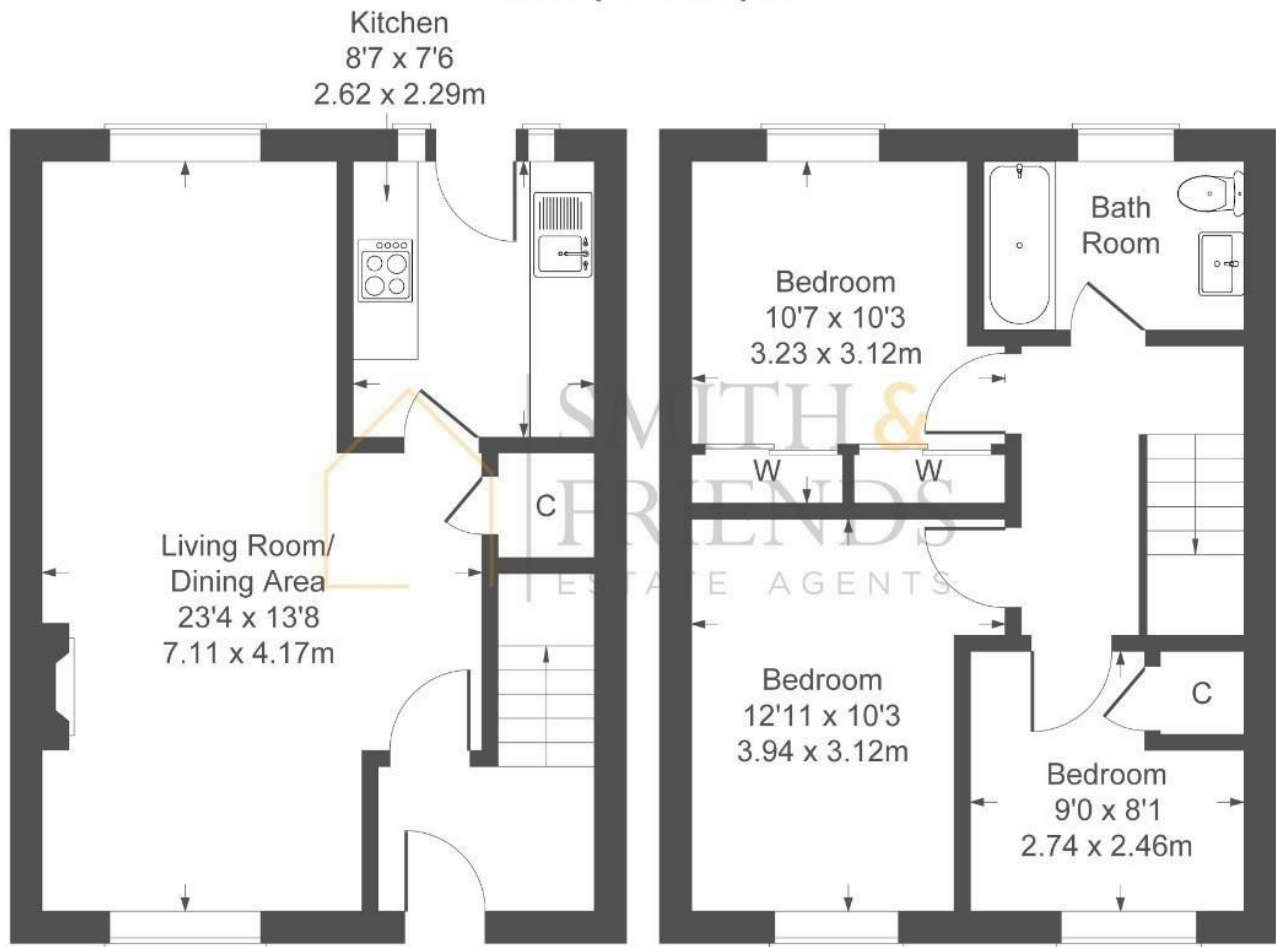


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# Silver Meadows

Approximate Gross Internal Area  
801 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

