



Richmond Way, Darlington, DL1 4RL
4 Bed - House - Detached
O.I.R.O £230,000

Council Tax Band:
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Richmond Way, DL1 4RL

Smith and Friends are delighted to offer for sale this spacious and light Four Bedroom Detached House. Occupying a generous plot and in a private plot to the rear of the estate. The accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, downstairs WC and convenience door into the garage. To the first floor are four excellent sized bedrooms with two bathrooms one ensuite to master. Outside there is a lovely secure back garden and isn't overlooked. Amenities locally are good and is easy access to Darlington Town centre.

Council Tax : B
EPC Rating :

Entrance Hall

Lounge
15'7" x 12'3"

Dining Room
9'7" x 8'11"

Downstairs WC

Breakfast Kitchen
14'0" x 9'3"

Garage

First Floor

Master Bedroom
14'2" x 12'7"

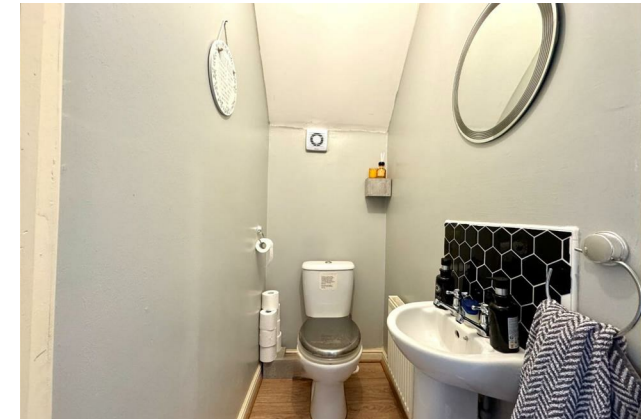
En-Suite

Bedroom
14'1" x 8'8"

Bedroom
10'5" x 8'2"

Bedroom
10'10" x 9'9"

Bathroom





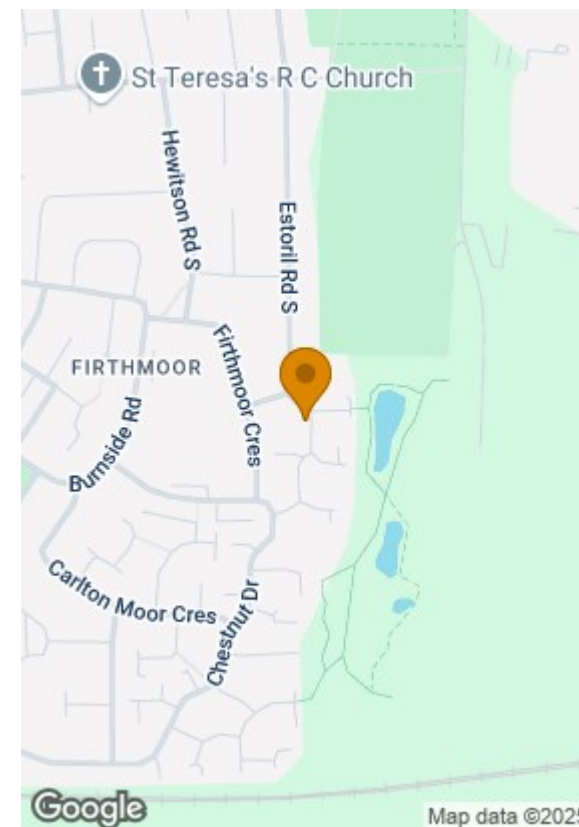



Richmond Place

Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		EU Directive 2002/91/EC	

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS