



**\*\*TWO RECEPTION ROOMS\*\* \*\*REAR COURTYARD\*\* \*\*MODERNISATION REQUIRED\*\* \*\* POPULAR LOCATION\*\* \*\*CLOSE TO LOCAL AMENITIES\*\***

We are delighted to offer for sale this large three bed terraced property situated in the ever popular Harrogate Hill area of Darlington. The property which benefits from GCH and UPVC double glazing lies close to local amenities including shops, schools and town centre. Good transport links to the A1(M), A66 and train station are all within easy reach.

In our opinion the property will suit a variety of purchasers including investors and must be viewed to fully appreciate its potential. Early viewing is recommended.

Please Note: Council tax Band A. Freehold basis. EPC Rating TBC  
Please contact Smith & Friends, Darlington for a viewing

**Shildon Street, Darlington, DL1 2HS**

**3 Bedroom - House - Mid Terrace**

**£80,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: A**



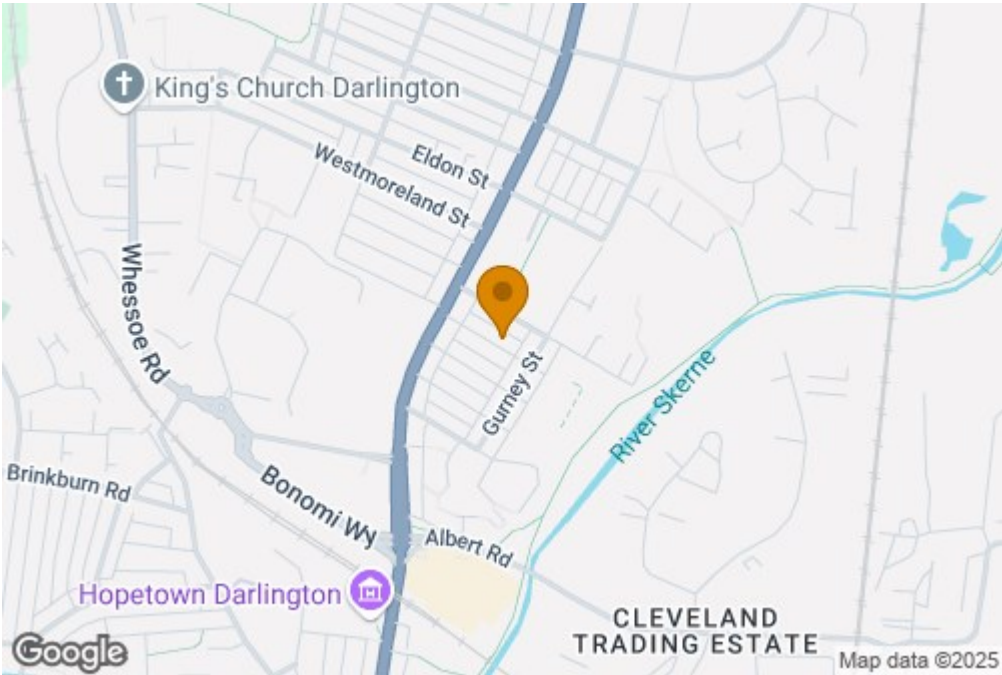
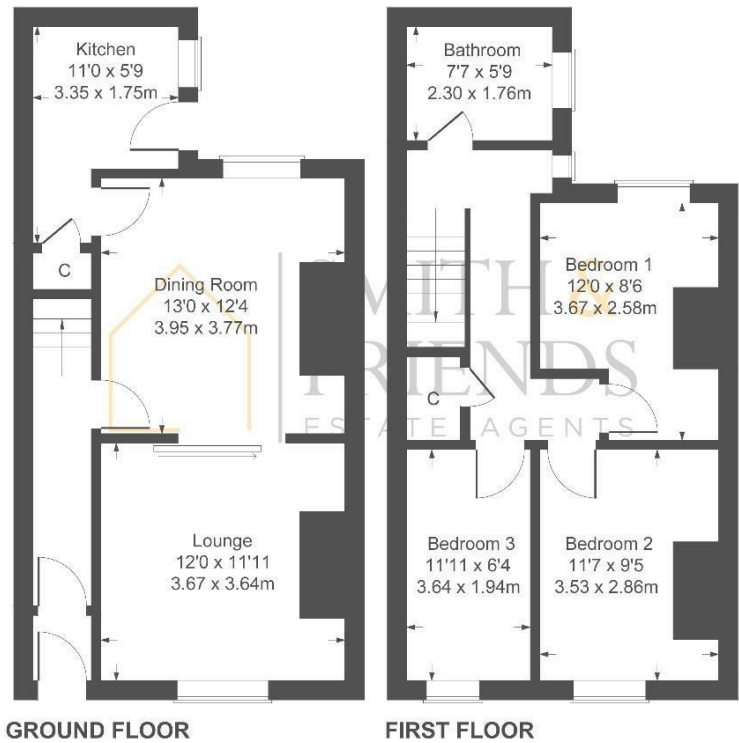
**SMITH &  
FRIENDS**  
ESTATE AGENTS



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Approximate Gross Internal Area  
904 sq ft - 84 sq m



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	51	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	