



\*\*\*\*The house is currently being sold with a sitting tenant\*\*\*\*, making it a great opportunity for investors. this residence offers a high standard of living in a desirable location.

This immaculately presented two-and-a-half-storey semi-detached house in Darlington offers a perfect blend of comfort and style. With three spacious bedrooms, including a master suite with an ensuite bathroom, this home provides an ideal living space for families. The well-appointed family bathroom complements the property's modern amenities.

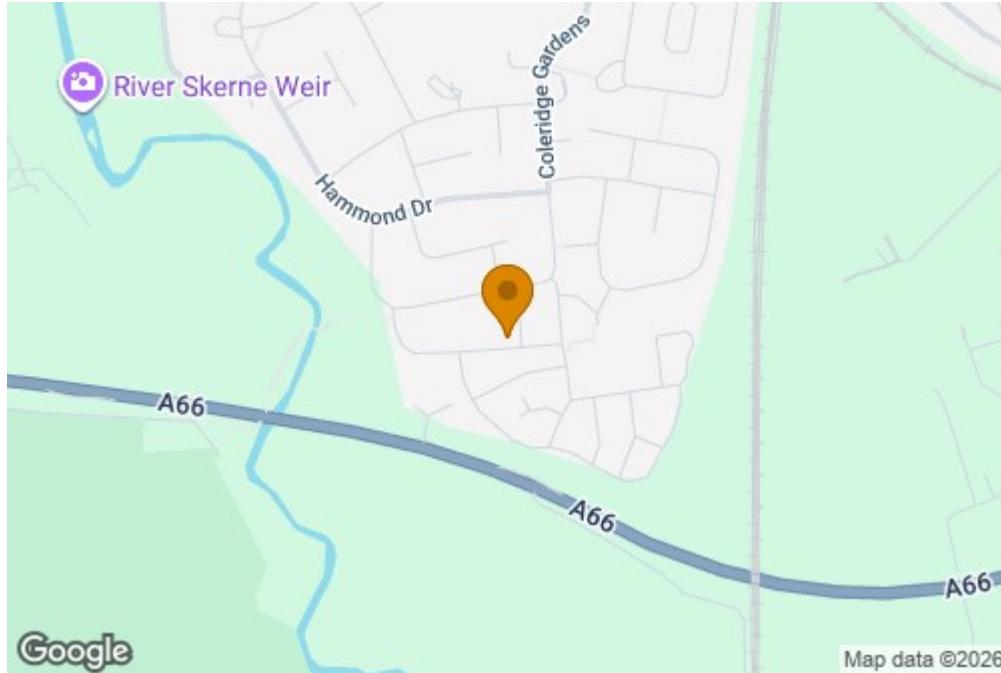
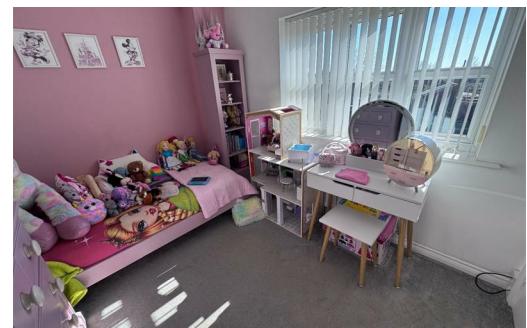
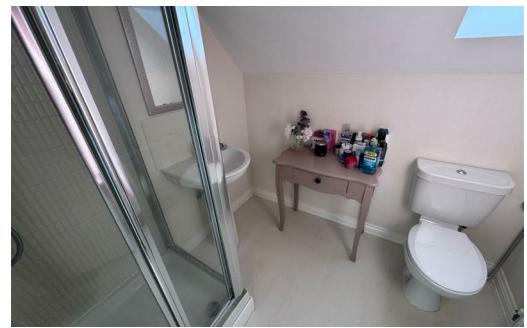
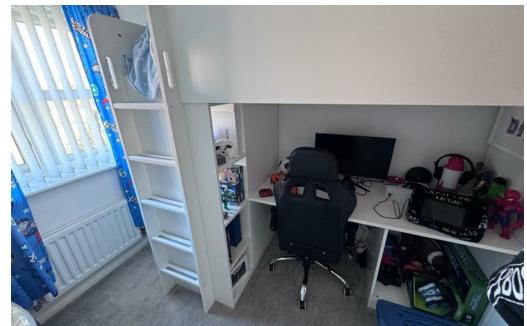
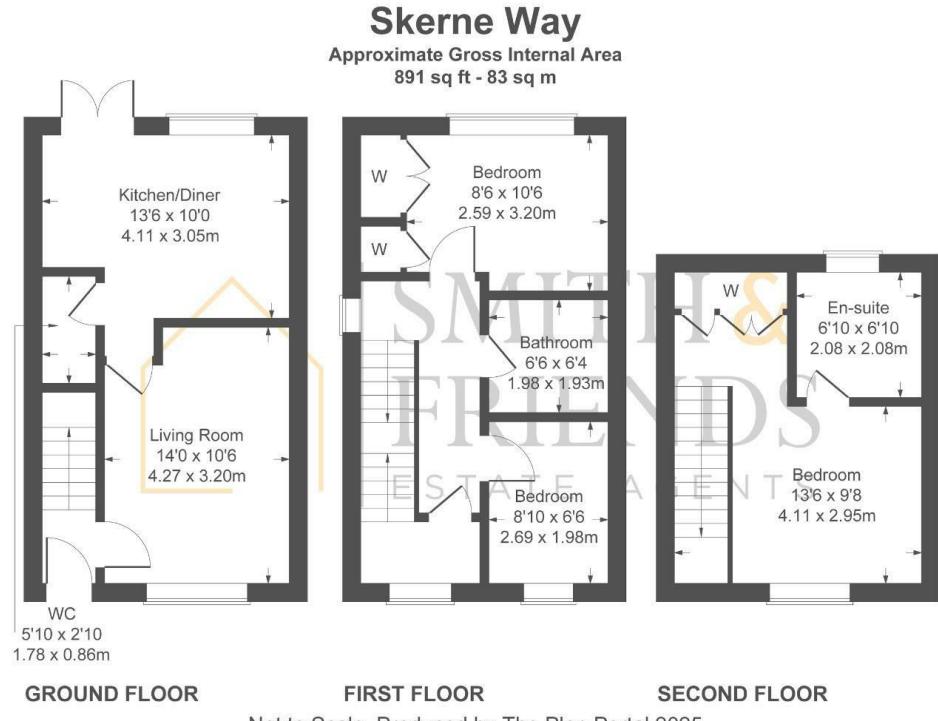
The property features off-street parking and a garage, ensuring convenience and security for vehicles. The well-maintained gardens surrounding the house enhance its curb appeal, providing a serene outdoor space for relaxation or entertaining.

Situated close to South Park and the A66, the location offers excellent access to local amenities, schools, and transportation links, making it an ideal choice for those seeking both tranquillity and connectivity.

**Skerne Way, Darlington, DL2 2BH**  
**3 Bedroom - House - Semi-Detached**  
**Asking Price £140,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: B**



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FRIENDS**  
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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	