



Deceptively spacious TWO BEDROOM TERRACE located in the Denes area of Darlington. The home is ideally located close to shops, amenities and schooling, there is a transport links to the A1(M) and it is also a 10 minute walk to Darlington Town Centre. The property is modern throughout, provides gas central heating via a Combi boiler, part double glazed and would be ideal for a growing family or young couple. The property comprises: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen with Range Cooker, Rear Store, First floor Landing, Two Double Bedrooms, Bathroom/w,c and a Rear Yard.

Thornton Street, Darlington, DL3 6AA
2 Bed - House
£85,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Thornton Street, Darlington, DL3 6AA

GROUND FLOOR

ENTRANCE VESTIBULE

Entrance door, door into the hallway

HALLWAY

Radiator and staircase to first floor landing

LOUNGE

12'8 x 11'9 (3.86m x 3.58m)

uPVC DG Bay window to front, open fire with feature surround and radiator.

DINING ROOM

12'6 x 11'9 (3.81m x 3.58m)

uPVC DG window to rear, open fire with cast iron surround.

KITCHEN

16'2 x 6'7 (4.93m x 2.01m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, space for "range" style cooker, plumbing for washing machine and space for fridge freezer. uPVC DG window to rear.

REAR LOBBY

Useful storage area.

FIRST FLOOR

BEDROOM 1

15'7 x 12'8 (4.75m x 3.86m)

uPVC DG window to front and radiator

BEDROOM 2

12'7 x 9'2 (3.84m x 2.79m)

uPVC DG window to rear and radiator

FAMILY BATHROOM

Modern white and chrome suite with panelled bath, shower over and glass shower screen, pedestal wash hand basin and low level WC. uPVC DG window and radiator. Enclosed rear yard.

EXTERNALLY

Enclosed rear yard

NB

Photos are from previous tenant. Up to date photos will be added shortly



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Vary 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

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