



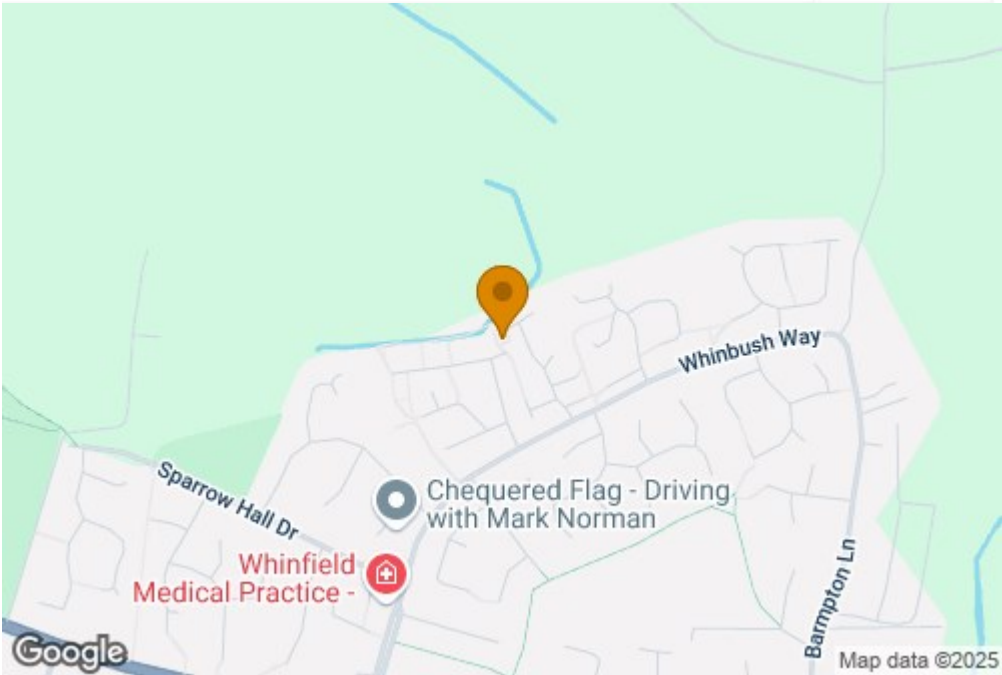
This charming three-bedroom, mid-terraced property offers spacious living in a bright, inviting environment within the desirable "Skerries Walk" area of Darlington, also known as the "Stockton and Darlington Railway Walk." The location offers a peaceful, scenic setting with easy access to nearby shops, schools, and recreational areas. The home features a welcoming entrance lobby and a generously sized, naturally lit living space, creating an airy atmosphere. The well-proportioned breakfast kitchen is perfect for casual dining, complemented by a downstairs cloakroom and WC. At the rear, the attractive, well-maintained garden provides an ideal space for outdoor relaxation. Upstairs, there are three good-sized bedrooms, offering ample space for family living. Situated along the historic Stockton and Darlington Railway route, the area is popular with walkers and cyclists. The property also provides excellent access to local schools, shops, and other amenities. Additionally, the home benefits from solar panels, offering an energy-efficient solution to reduce utility costs. Whether seeking a peaceful residential area or a vibrant community with ample outdoor space, this property strikes the perfect balance between comfort and convenience. (All confirmations must be made through solicitors).

EPC Rating:
Council Tax Band:

Skerries Walk, Darlington, DL1 3QA
3 Bedroom - House - Mid Terrace
£130,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



Skerries Walk, Darlington, DL1 3QA



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	