



16 Ridgeway, Darlington.

We are acting in the sale of the above property and have received an offer of £ 131,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**\*\* SEMI DETACHED HOUSE \*\* \*\* THREE BEDROOMS \*\* \*\* SPACIOUS ACCOMMODATION \*\* \*\* CLOSE TO AMENITIES \*\* \*\* SUITABLE FOR A VARIETY OF BUYERS \*\* \*\* NO CHAIN \*\***

A three bedroom semi detached house located in the popular Harrowgate Hill area of Darlington close to local amenities. The property offers family sized accommodation with the benefit of a conservatory to the rear in need of redecoration which has been reflected in the competitive asking price.

Ridgeway is located off Longfield Road within walking distance of local shops, schools for all age groups and regular bus services to the town centre.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: Entrance Hall, Lounge with square archway to Dining Room with patio doors to Conservatory with french doors to rear garden, fitted Kitchen with built in oven and hob, Landing, three Bedrooms and fully tiled Bathroom/ w.c. with a white suite.

Externally there is an open plan front garden, long driveway to the side, garage in need of repair and enclosed yard garden with paved patio area.

Council tax band: B Tenure: Freehold. EPC: To Follow

Please contact Smith & Friends to arrange of viewing

**Ridgeway, Darlington, DL3 0SQ**

**3 Bedroom - House - Semi-Detached**

**£125,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: B**



**Ridgeway, Darlington, DL3 0SQ**



**GROUND FLOOR**

**Entrance Hall**

**Lounge**

**13'8 x 12'4 narrowing to 10'10 (4.17m x 3.66m'1.22m narrowing to 3.05m'3.05m)**

**Dining Room**

**10'4 x 8'0 (3.15m x 2.44m)**

**Conservatory**

**9'0 x 9'2 (2.74m'0.00m x 2.74m'0.61m)**

**Kitchen**

**10'4 x 7'0 (3.15m x 2.13m)**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**14'4 x 8'4 increasing to 8'10 (4.37m x 2.44m'1.22m increasing to 2.44m'3.05m)**

**Bedroom 2**

**9'6 x 8'10 (2.74m'1.83m x 2.44m'3.05m)**

**Bedroom 3**

**9'6 x 6'10 (2.74m'1.83m x 1.83m'3.05m)**

**Bathroom/ wc**

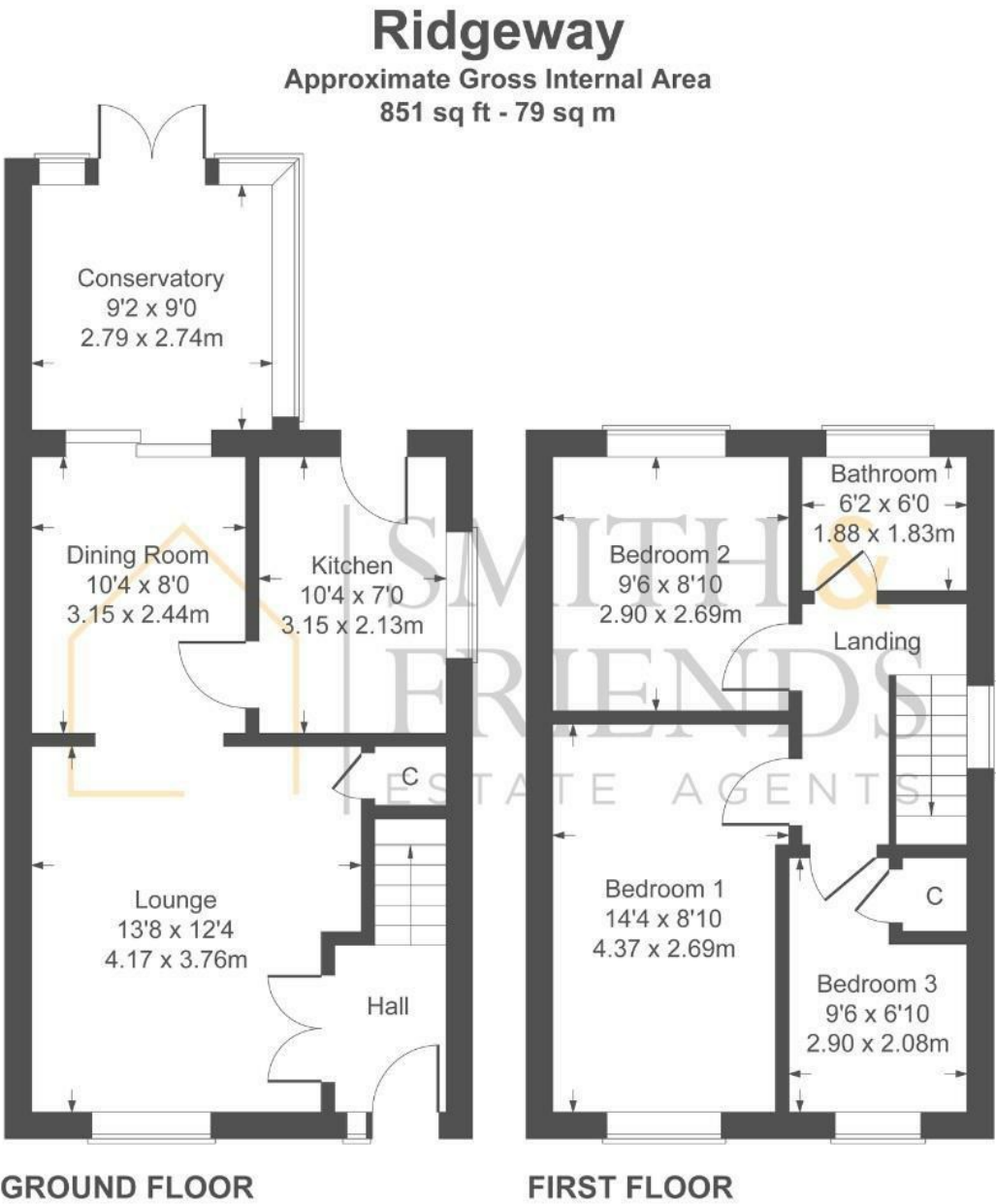
**6'2 x 6'0 (1.83m'0.61m x 1.83m'0.00m)**



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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



Not to Scale. Produced by The Plan Portal 2025  
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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. We 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.

| 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<br>2002/91/EC |