



****LARGE KITCHEN/DINER** **UTILITY ROOM** **REAR COURTYARD** **POPULAR LOCATION ** **NO ONWARD CHAIN****

We are delighted to offer for sale this well presented two bed property located in the ever popular Denes area of Darlington. The property which benefits from gas central heating and UPVC double glazing lies close to local amenities, including shops, schooling and within walking distance of the 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 first time buyer and investor. Early viewing is highly recommended.

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

Cartmell Terrace, Darlington, DL3 6QN

2 Bed - House - Mid Terrace

Offers Over £85,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Hallway

Hallway - accessing the lounge, kitchen/diner and stairs to first floor

Lounge

12'2" x 10'5" (3.71 x 3.18)

UPVC double glazed window to front and cupboard housing utilities.

Kitchen/diner

13'10" x 10'4" (4.24 x 3.17)

UPVC double glazed window and radiator. Comprising of a range of wall and base units, contrasting worktops, stainless steel sink and space for cooker, fridge freezer and ample space for a dining table. Under stair storage cupboard.

Utliity

5'0" x 10'7" (1.53 x 3.25)

UPVC double glazed window , radiator, base units, stainless steel sink, external door to courtyard.

Bedroom

15'6" x 10'6" (4.73 x 3.21)

UPVC double glazed window, radiator, decorative fireplace and door to bathroom.

Bedroom

10'4" x 10'3" (3.16 x 3.14)

UPVC double glazed window, radiator, decorative fireplace, and door to bathroom.

Bathroom

4'10" x 13'6" (1.49 x 4.13)

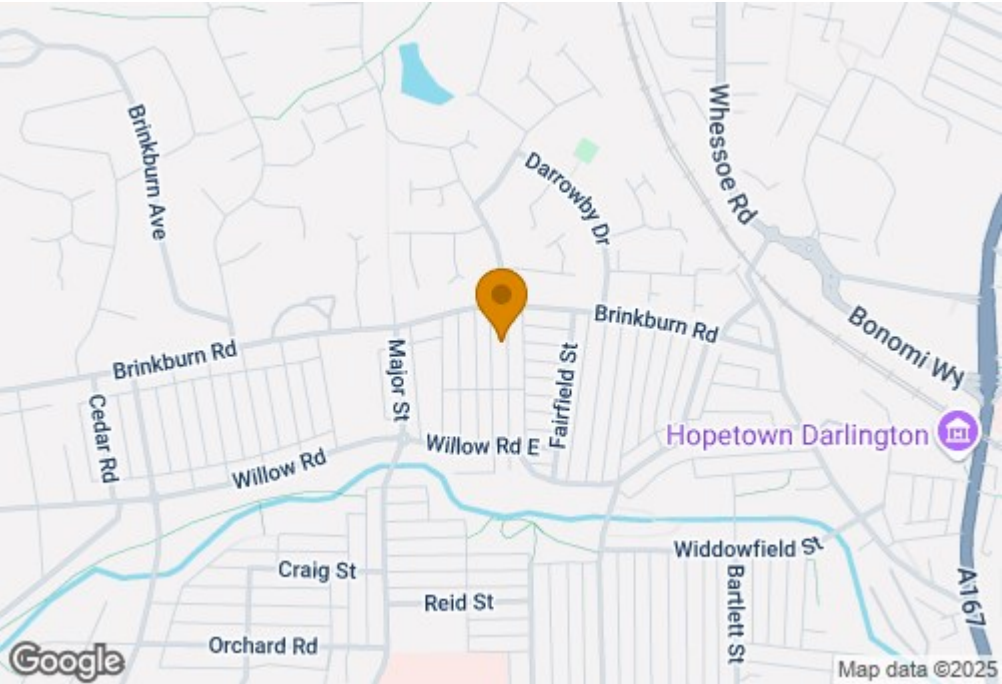
UPVC double glazed window, radiator, bath with overhead shower, wash hand basin and low level W.C.

Courtyard

Good sized courtyard with rear gated access.

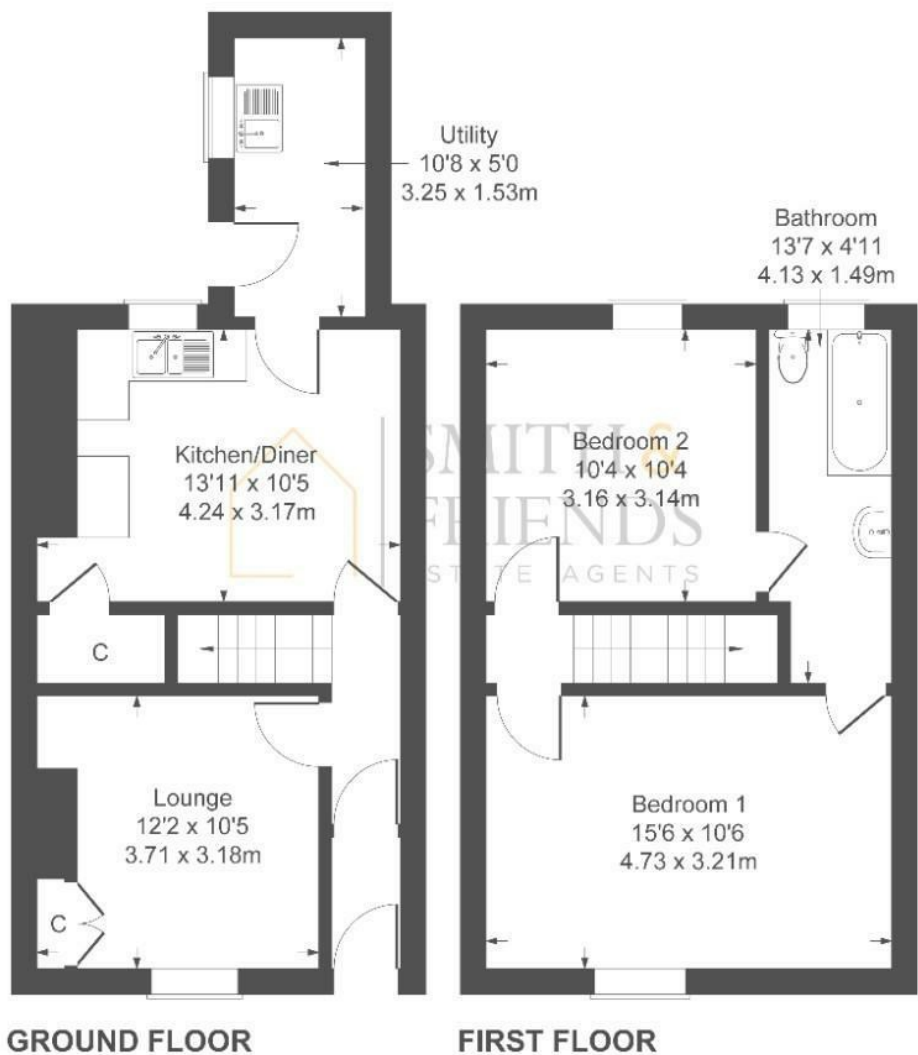


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Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 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 2002/91/EC

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