



Brougham Street, DL3 0NA
2 Bed - House - Terraced
£80,000

Council Tax Band:
EPC Rating: D
Tenure: Freehold



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Brougham Street, DL3 0NA

Situated in the popular Harrowgate Hill area and bordering North park this lovely property is ready to be turned into your dream home.

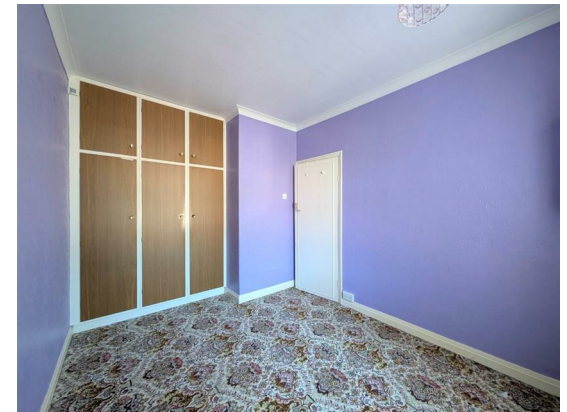
Some updating will be needed, however, the property has been a well-loved and maintained home with an updated heating system, double glazed windows and composite front door.

Internally the home features a vestibule leading to the inner hallway, lounge with bay window, generous dining room and kitchen to the rear.

The first floor has a large double bedroom to the front aspect with a second double bedroom with built in storage and bathroom to the rear aspect.

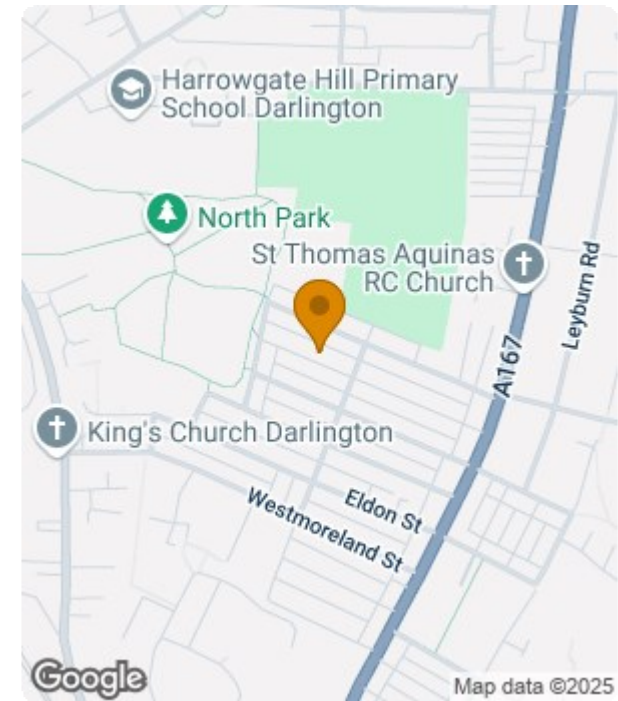
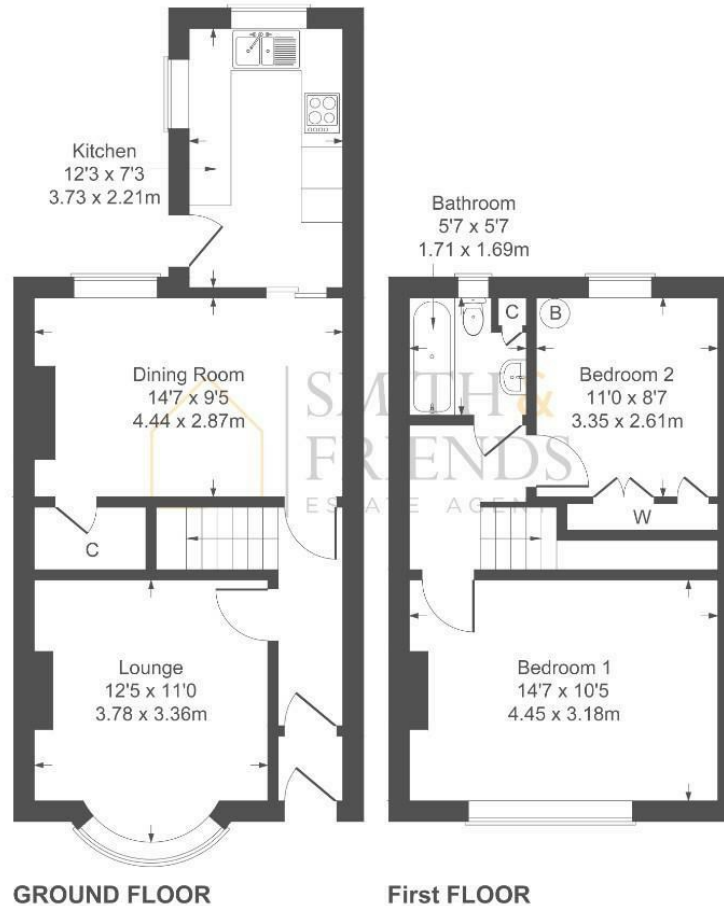
Externally a front courtyard adds to the curb appeal whilst an enclosed rear yard with brick built stores can provide covered vehicular parking with access via a garage door.

- No Onward Chain
- Ideal First Time Buyer Property
 - Popular Area
 - Bordering North Park
 - Two Reception rooms
 - Two Double Bedrooms



Brougham Street

Approximate Gross Internal Area
797 sq ft - 74 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

