



**** MID TERRACE HOUSE ** ** THREE BEDROOMS ** ** POPULAR AREA ****
**** GOOD TRANSPORT LINKS ** ** CLOSE TO AMENITIES ** ** VIEWING RECOMMENDED ****

A spacious three bedroom mid terrace house located just off Longfield Road in the popular Harrowgate Hill area of Darlington. It lies within easy reach of local shops, schools for all age groups, regular bus services and good transport links to both the A1(M) and A66.

The property benefits from gas central heating and uPVC double glazing. It would ideally suit a first time buyer or would make an ideal investment property for an investor/ landlord.

The accommodation briefly comprises: Entrance Hall with laminate flooring, Lounge, fitted Kitchen with built in oven and hob and laminate flooring, ground floor Bathroom/ wc with white suite and tiled flooring, Landing and three bedrooms. Externally there is a good sized enclosed rear yard with decked patio area.

Viewing is highly recommended.

Vaughan Street, Darlington, DL3 0HA

3 Bed - House - Mid Terrace

£95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Vaughan Street, Darlington, DL3 0HA



GROUND FLOOR

Entrance Hall

Lounge

12'0 x 15'0 into alcoves (3.66m'0.00m x 4.57m'0.00m into alcoves)

Kitchen

12'0 x 7'10 (3.66m'0.00m x 2.13m'3.05m)

Bathroom/ wc

7'8 x 6'0 (2.13m'2.44m x 1.83m'0.00m)



FIRST FLOOR

Landing

Bedroom 1

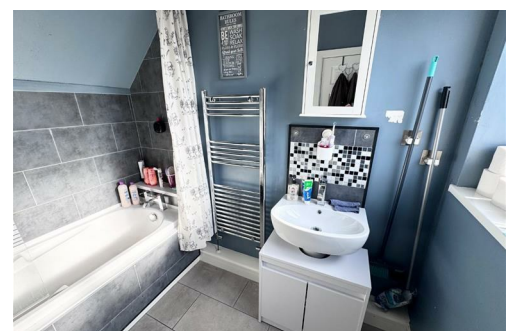
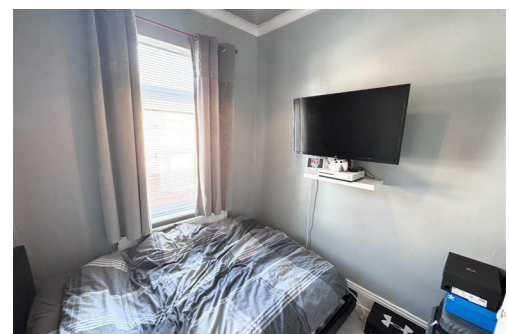
12'0 x 11'0 into alcoves (3.66m'0.00m x 3.35m'0.00m into alcoves)

Bedroom 2

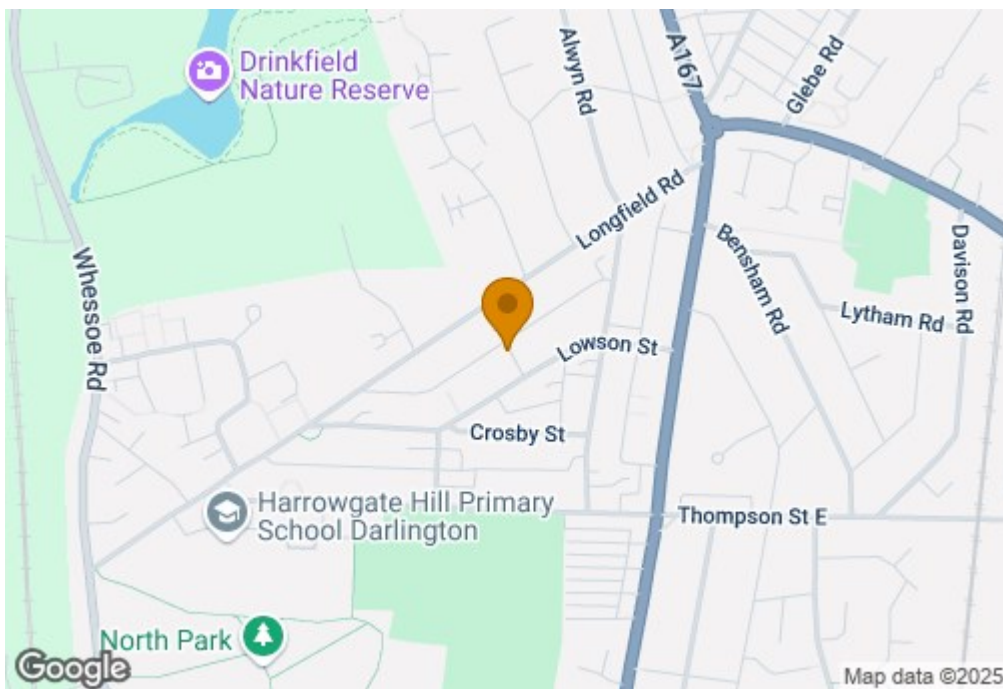
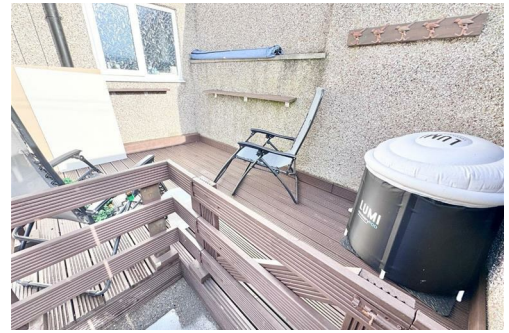
11'8 x 7'10 (3.35m'2.44m x 2.13m'3.05m)

Bedroom 3

8'4 x 7'2 (2.44m'1.22m x 2.13m'0.61m)



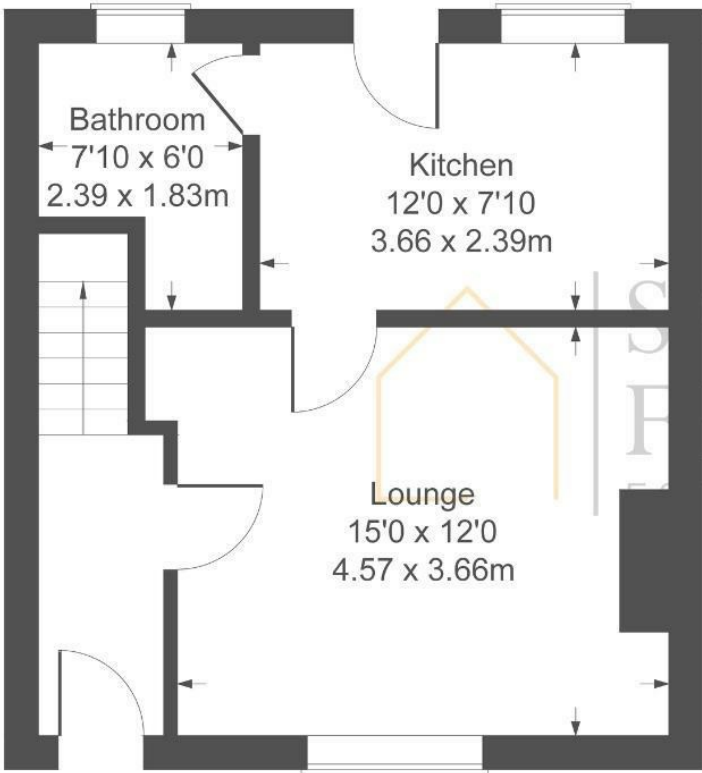
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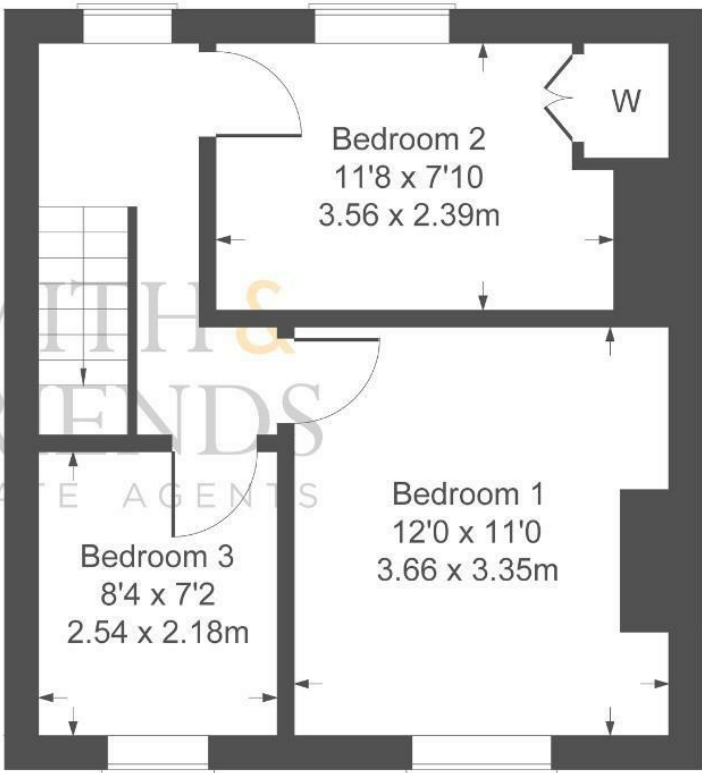
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Vaughan Street

Approximate Gross Internal Area
752 sq ft - 70 sq m



GROUND FLOOR



FIRST FLOOR

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	60	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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