



**** PERIOD STYLE MID TERRACE HOUSE **** **** THREE BEDROOMS **** NO ONWARD CHAIN ****

**** ACCOMMODATION OVER THREE FLOORS **** **** RETAINING MANY PERIOD FEATURES ****

**** PRIME WEST END LOCATION **** **** LARGE REAR GARDEN **** WELL MAINTAINED FAMILY HOME****

A rare opportunity to purchase this period style three bedrooomed mid terrace house. The property offers excellent family sized accommodation over three floors which would benefit from refurbishment in some rooms but has excellent potential.

A particular feature of the property is a large rear garden whilst internally the property retains many period features.

Woodland Terrace is located off Millbank Road within walking distance of the town centre and Cockerton Village. Well placed for access to excellent schools and regular bus services.

The accommodation briefly comprises. Ground floor: Entrance Hall, Living Room, Sitting Room and Utility Room. Lower ground floor: Hallway, Cloakroom/ wc, large fitted Kitchen/ Dining Room and a large Store Room with development potential. First floor: Landing, Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/ wc.

To the front there is an enclosed well stocked garden whilst to the rear is a large and private enclosed garden with fruit trees, large covered storage area and potential to create off street parking.

Offered for sale with the benefit of no onward chain an internal inspection is highly recommended to appreciate the property fully.

Woodland Terrace, Darlington, DL3 9NT

3 Bedroom - House - Mid Terrace

Offers Over £230,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

Entrance Hall

With exposed floorboards and spindal staircase.

Living Room

With bay window, period style fireplace and multi fuel stove.

Sitting Room

With period style fireplace.

Utility Room

with belfast sink and tiled flooring.

LOWER GROUND FLOOR

Cloakroom/ wc

With white suite.

Hallway

Kitchen/ Dining Room

With bay window, fitted floor and wall units, Rayburn range cooker and tiled flooring.

Store Room

With heating and electric ideal for conversion to additional accommodation.

FIRST FLOOR

Landing

Bedroom 1

With period style fireplace.

Bedroom 2

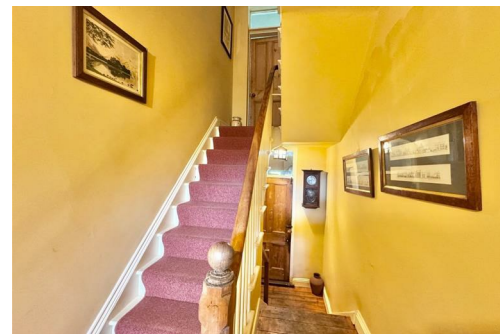
With period style fireplace.

Bedroom 3

Bathroom/ wc

With white suite.

OUTSIDE





Woodlands Terrace

Approximate Gross Internal Area
1746 sq ft - 162 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. 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		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

