



Highfield Road, DL3 0DZ
3 Bed - House - Semi-Detached
O.I.R.O £225,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Highfield Road Darlington DL3 0DZ

**** EXTENDED SEMI DETACHED HOUSE **** **** THREE BEDROOMS **** **** TREE LINED ROAD ****

**** REFURBISHED TO A HIGH STANDARD **** **** IMMACULATE THROUGHOUT ****

**** 27' KITCHEN/ DINING/ FAMILY ROOM **** **** LARGE WEST FACING REAR GARDEN ****

Smith & Friends are pleased to offer for sale this stunning three bedroom semi detached house located on an attractive tree lined road in the popular Cockerton area of Darlington. In recent years the property has been extended on the ground floor and refurbished to a high standard with quality fittings throughout including a luxurious refitted kitchen and bathroom.

Presented in immaculate decorative order throughout the property offers excellent family sized accommodation with the benefit of gas central heating and double glazing.

A particular feature of the property is a 27' open plan kitchen and reception room with dining area and bi fold french doors leading to the large rear garden. The landscaped rear garden is fully enclosed and private with lawn, paved patio area and a large covered seating area ideal for entertaining in the summer months.

Highfield Road is located off Bates Avenue within walking distance of Cockerton Village and close to local shops, excellent schools, regular bus services to the town centre and convenient for easy access to the A1(M).

The accommodation briefly comprises: spacious Entrance Hall with spindal staircase, Lounge with bay window and feature fireplace with multifuel stove, Kitchen/ Dining/ Family Room with refitted Magnet units, central island, integrated appliances and tiled flooring, fitted Utility Room, Landing, three Bedrooms- all with Ikea fitted wardrobes and luxury refitted Bathroom/ wc with bath and separate shower cubicle and tiled flooring. Externally. Block paved front garden, driveway, garage and large west facing rear garden.

An internal inspection is essential to appreciate the property fully and is highly recommended.











GROUND FLOOR

Entrance Hall

14'0 x 7'4 (4.27m'0.00m x 2.13m'1.22m)

Lounge

12'8 x 13'0 (3.66m'2.44m x 3.96m'0.00m)

Kitchen/ Dining/ Family Room

27'6 x 11'10 (8.23m'1.83m x 3.35m'3.05m)

Utility Room

10'6 x 8'6 (3.05m'1.83m x 2.44m'1.83m)

FIRST FLOOR

Landing

Bedroom 1

11'2 x 11'10 (3.35m'0.61m x 3.35m'3.05m)

Bedroom 2

10'6 x 11'10 (3.05m'1.83m x 3.35m'3.05m)

Bedroom 3

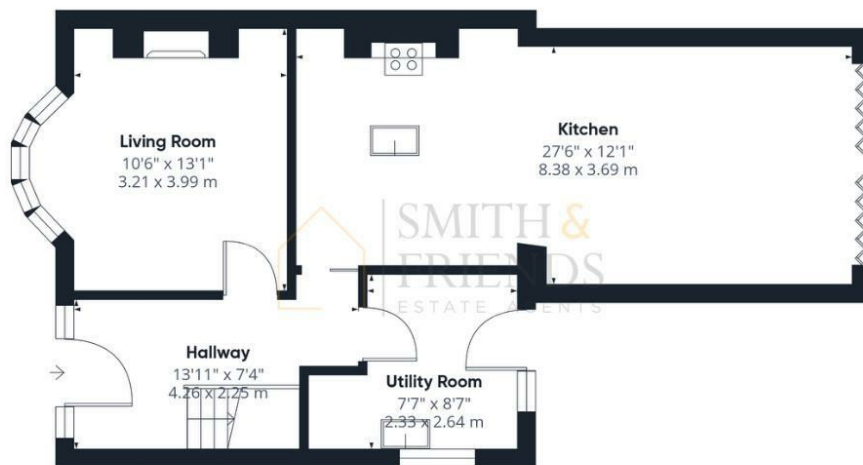
8'10 x 7'8 (2.44m'3.05m x 2.13m'2.44m)

Bathroom/ wc

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







Ground Floor

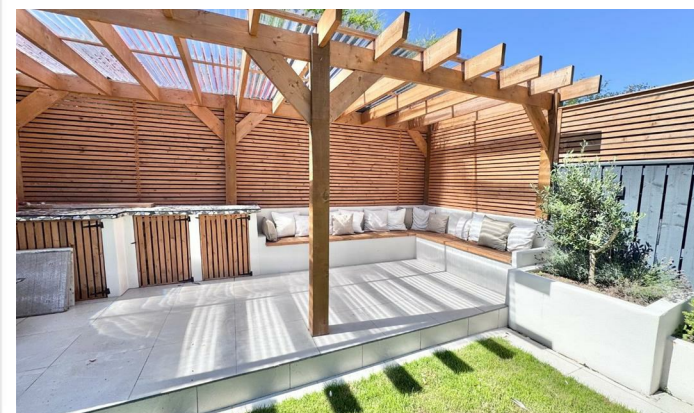
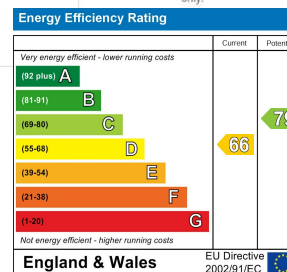


Floor 2

Approximate total area⁽¹⁾
1055 ft²
98 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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