



****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 Bedroom - House - Mid Terrace

Asking Price £85,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

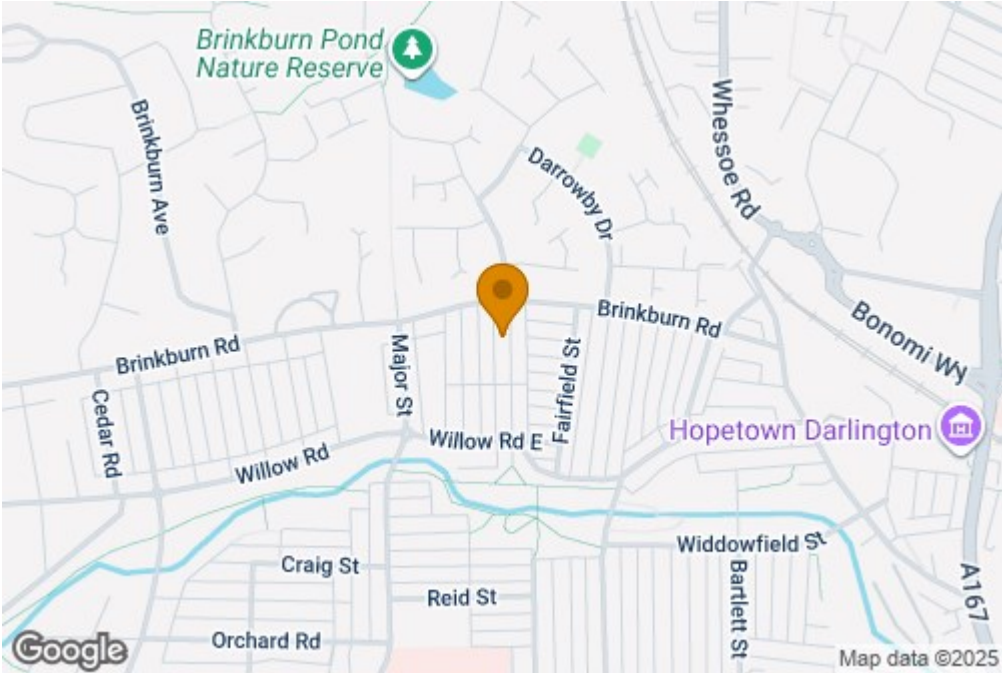
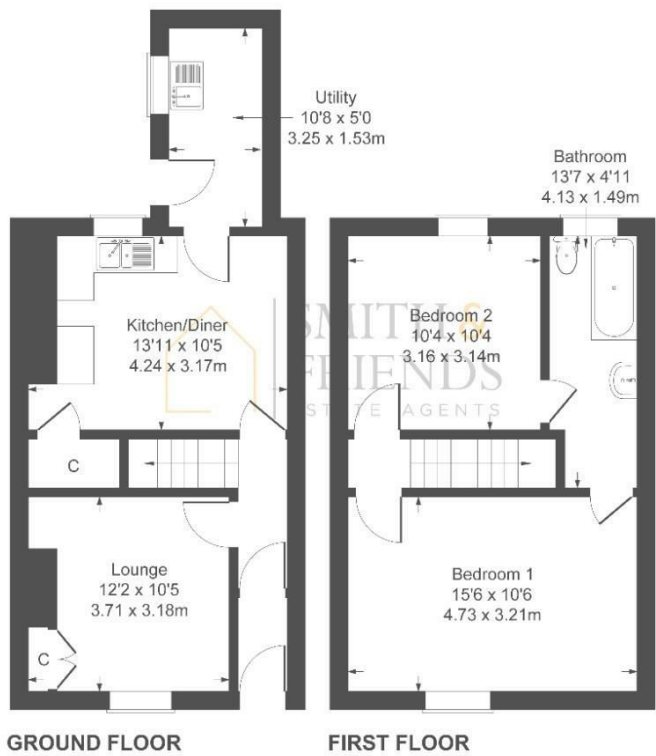


**SMITH &
FRIENDS**
ESTATE AGENTS

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Approximate Gross Internal Area
775 sq ft - 72 sq m



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	