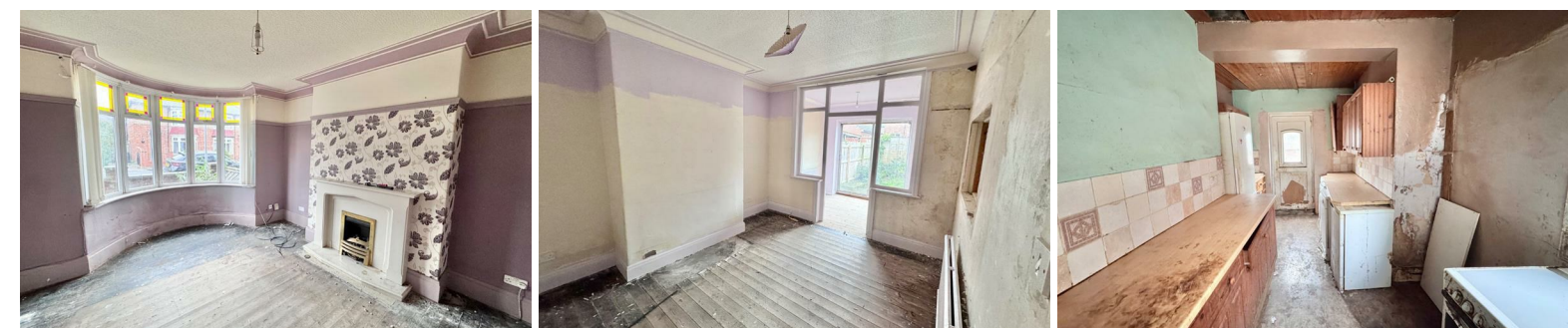




**** THREE BEDROOM SEMI DETACHED HOUSE **** IN NEED OF FULL REFURBISHMENT ****
**** SOUGHT AFTER LOCATION **, ** CLOSE TO THE DENE AND COCKERTON VILLAGE ****

Extended three bedroom semi detached house in a sought after road in a very popular residential area off Brinkburn Road and Willow Road. Within walking distance of lovely parkland in the Dene, a wide range of local shops in Cockerton village and regular bus services to the town centre.

The property offers excellent family sized accommodation but requires full modernisation and improvement which has been reflected in the competitive asking price.

The accommodation briefly comprises: Entrance Hall, Lounge with bay window, separate Dining Room, additional Reception Room extension with patio doors to the rear garden, extended Kitchen, Landing, three Bedrooms and Bathroom/ wc.

Externally there are enclosed gardens to the front and rear, a driveway to the side and detached brick garage.

Westlands Road, Darlington, DL3 9JH

3 Bedroom - House - Semi-Detached

£130,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

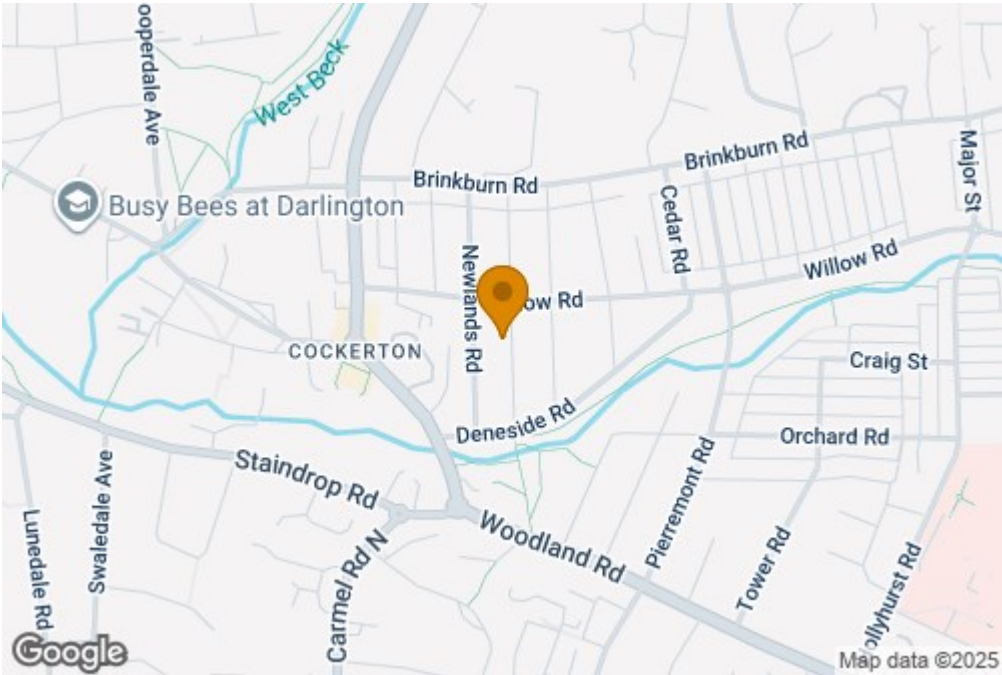
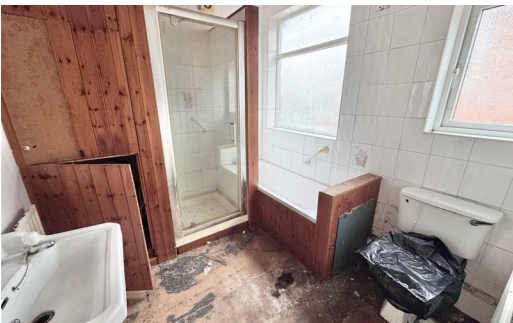
Westlands Road, Darlington, DL3 9JH

34 Westlands Road



Total Area: 100.8 m² ... 1085 ft²

All measurements are approximate and for display 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 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	