



We are pleased to offer for sale this Three Bedroomed Detached Bungalow in the prestigious Blackwell area of Darlington. Enjoying a quiet cul de sac position the property stands on a good sized plot with a garage and well stocked, mature gardens to all sides.

Blackwell is located in the sought after West End of Darlington with beautiful walks along the River Tees virtually on the doorstep. Local shops, schools and bus routes are within easy reach and the A66 trunk road gives direct access to the A166 motorway South.

The property offers deceptively spacious family sized accommodation suitable for a variety of prospective purchasers, sealed unit double glazing, central heating radiators in situ (please note there is a boiler which is not currently working) and cavity wall insulation. The garage has an electric door and there is also access from the garage into the kitchen, a feature not to be underestimated during those colder months.

The property is offered for sale with the benefit of NO ONWARD CHAIN.

There is excellent potential for improvement and space to extend the current accommodation subject to planning.

**Blackwell Grove, Darlington, DL3 8QS**

**3 Bed - Bungalow - Detached**

**Offers Over £300,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## Blackwell Grove, Darlington, DL3 8QS



The accommodation briefly comprises: Entrance Hall, Cloakroom/WC with a white suite, large Lounge with glazed double doors leading to the garden, Kitchen/ Dining Room with fitted floor and wall units, Inner Hallway, Three Double Bedrooms and Bathroom/WC with a white suite.

Externally there is a driveway providing off street parking facilities, a brick garage with electric door and good sized well stocked gardens surrounding the bungalow.

Please Note: This is a freehold property. Council tax band E  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

### ENTRANCE HALLWAY

### CLOAKROOM/WC

### LOUNGE

19'0 x 13'10 (5.79m x 4.22m)

### KITCHEN/DINING ROOM

12'6 x 11'6 (3.81m x 3.51m)

### INNER HALLWAY

### BEDROOM

13'10 x 12'10 (4.22m x 3.91m)

### BEDROOM

12'10 x 12'6 (3.91m x 3.81m)

### BEDROOM

10'10 x 10'4 (3.30m x 3.15m)

### BATHROOM/WC

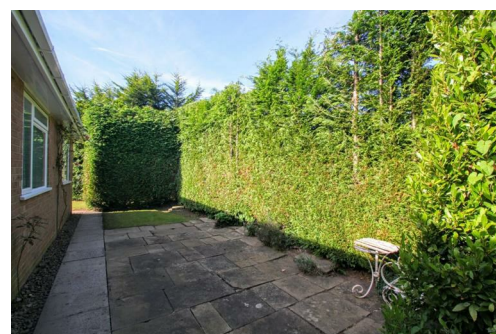
7'4 x 7'0 (2.24m x 2.13m)

### GARAGE

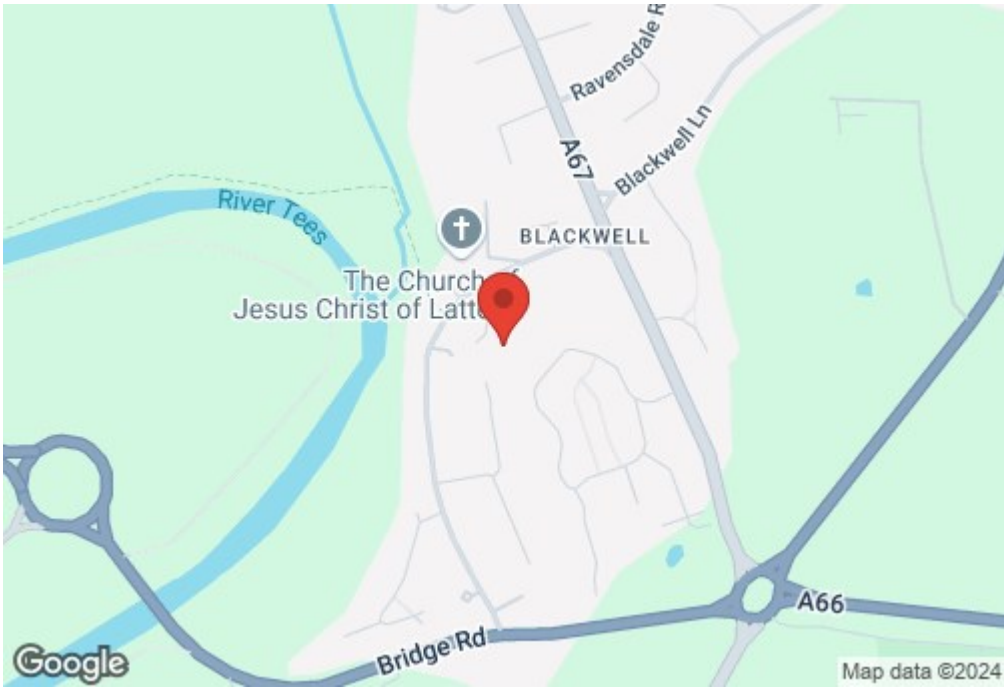
17'10x9' (5.44mx2.74m)

### FRONT EXTERNAL

### REAR GARDEN



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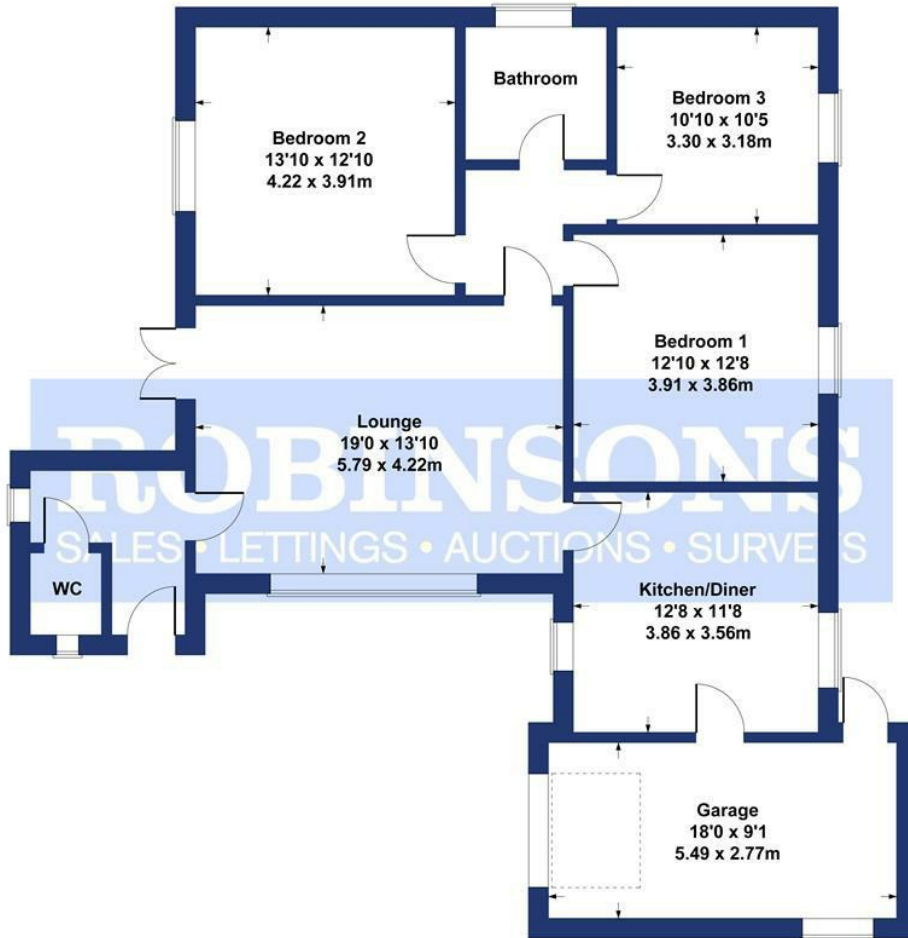


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## Blackwell Grove

Approximate Gross Internal Area  
1212 sq ft - 113 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

