

**** EXTENDED SPACIOUS TERRACE ** * TWO RECEPTION ROOMS ** * REAR GARDEN **
** REQUIRES MODERNISATION ** * GOOD TRANSPORT LINKS ****

Smith and friends have pleasure in bringing this large three bed property to the market. Situated on the outskirts of the town centre and only a two minute walk to the train station, the property which requires some modernisation benefits from gas central heating and uPVC double glazing.

Local amenities and good transport links to the A1(M) and A66 are within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to appreciate its full potential. Early viewing is highly recommended.

Please Note: Council tax band A. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Waverley Terrace, Darlington, DL1 5AA

3 Bed - House - Terraced

£95,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Waverley Terrace, Darlington, DL1 5AA



In brief the accommodation comprises of a spacious hallway, two generously sized reception rooms, cloakroom, large kitchen, garden room, three good sized bedrooms and bathroom.

Externally there is a small forecourt to the front of the property and an enclosed garden and brick store to the rear.

HALLWAY

LOUNGE

12'10" x 13'4" (3.92m x 4.07m)

DINING ROOM

10'6" x 13'4" (3.21m x 4.07m)

KITCHEN

7'10" x 11'7" (2.40m x 3.54m)

FIRST FLOOR LANDING

BEDROOM

16'6" x 13'4" (5.05m x 4.07m)

BEDROOM

10'8" x 13'5" (3.27m x 4.10m)

BEDROOM

9'5" x 11'1" (2.88m x 3.40m)

BATHROOM

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN




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

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