



**Lowther Drive, Darlington, DL1 4LU**  
**4 Bed - House - Townhouse**  
**£165,995**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Lowther Drive, DL1 4LU

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR \*\*\*

A lovely four bedroom townhouse, located in the popular Eastbourne Area of Darlington, positioned within a quiet cul-de-sac, just off Neasham Road, close to the train station, local schools, shops and amenities.

The property briefly comprises of; Entrance Hallway, Downstairs WC, Good Sized Kitchen / Diner with integrated oven and hob, in addition the property has French Doors leading to the rear garden.

The First Floor has a Landing, Spacious Living Room, One Double Bedroom at the Front with a Juliette Balcony, and a Family Bathroom with access to the Bedroom.  
The Second Floor has a Landing, Three Further Bedrooms, (Master with Built-In Wardrobes and En-Suite Jack & Jill Shower Room.

Externally, the property has a Single Driveway and Integral Garage to the Front, with an Enclosed Garden to the Rear of the Property.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

Entrance Hallway  
13'8" x 3'0"

Downstairs WC  
6'11" x 2'11"

Kitchen / Diner  
9'11" x 14'9"

## FIRST FLOOR

Landing  
9'8" x 3'2"

Bedroom 2  
8'11" x 14'11"

Bathroom  
6'8" x 6'1"

Living Room  
11'2" x 14'9"

## SECOND FLOOR

Landing  
6'7" x 3'2"

Bedroom 3  
10'3" x 8'0"

Jack & Jill Bathroom  
6'8" x 5'0"

Bedroom 1  
9'10" x 12'6"

SINGLE GARAGE  
16'8" x 8'0"















Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**

1119 ft<sup>2</sup>  
103.9 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

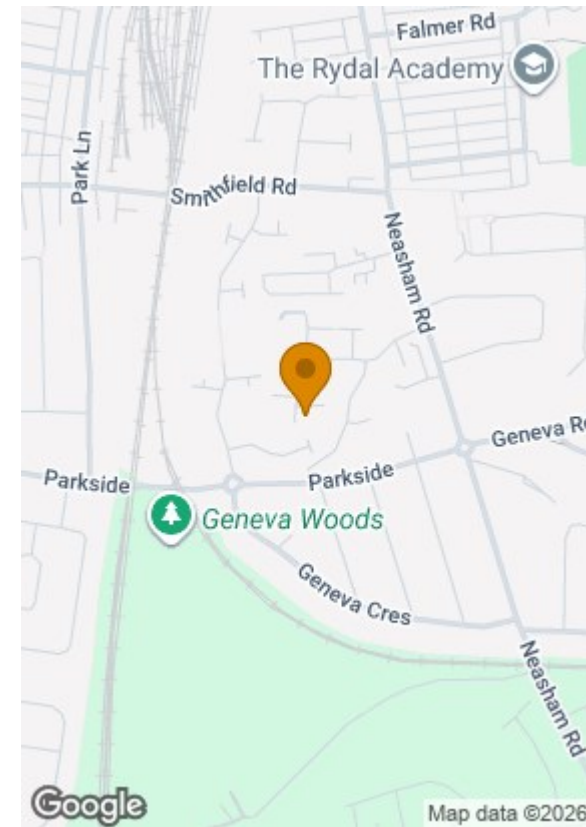
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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