

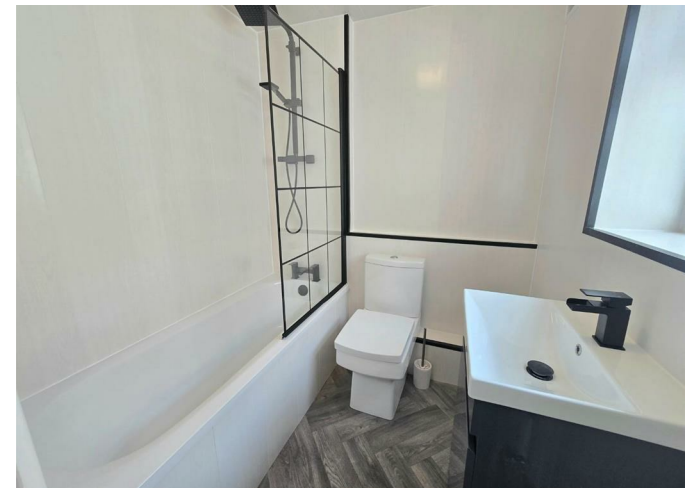
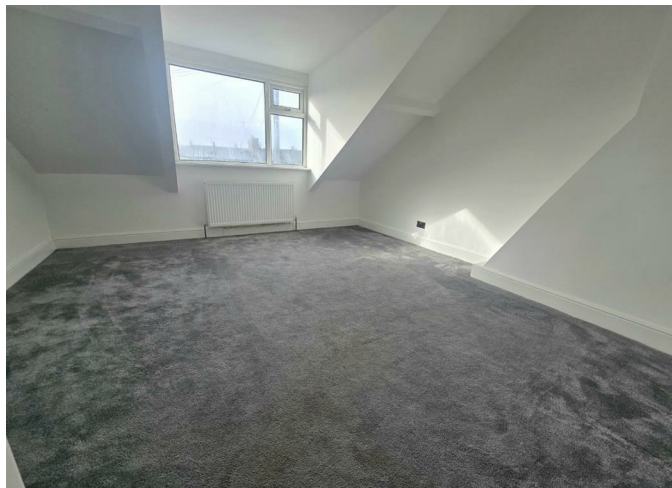


Brunton Street, DL1 4EN
2 Bed - House - Mid Terrace
£110,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Brunton Street, DL1 4EN

*** NO CHAIN SALE ***

This stunning and spacious two bedroom mid terrace house located in a popular residential area off Neasham Road close to local amenities including Darlington railway station and within walking distance or a short drive of the town centre.

The property offers spacious accommodation with the benefit of gas central heating and upvc double glazing. The property has recently undergone a full refurbishment throughout, with new kitchen, bathroom and media wall.

The property briefly comprises of; Entrance Hallway, Living Room, Kitchen / Diner, Inner Hall with staircase to the first floor and Family Bathroom.
The first floor has a Landing with two good sized Bedrooms.

Externally there is an enclosed yard to the rear and the property is offered for sale with no onward chain.

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



GROUND FLOOR

Hallway

3'3" x 16'1" (1.00m x 4.91m)

Living Room

11'3" x 12'9" (3.43m x 3.91m)

Kitchen / Diner

13'1" x 13'11" (3.99m x 4.25m)

Inner Hallway

6'0" x 2'10" (1.83m x 0.88m)

Bathroom

5'10" x 5'8" (1.80m x 1.73m)

FIRST FLOOR

Landing

5'11" x 2'6" (1.81m x 0.78m)

Bedroom 1

15'4" x 12'5" (4.69m x 3.80m)

Bedroom 2

13'0" x 14'4" (3.98m x 4.37m)





Ground Floor



Floor 1



Approximate total area^m

844 ft²
78.5 m²

Reduced headroom

30 ft²
2.8 m²

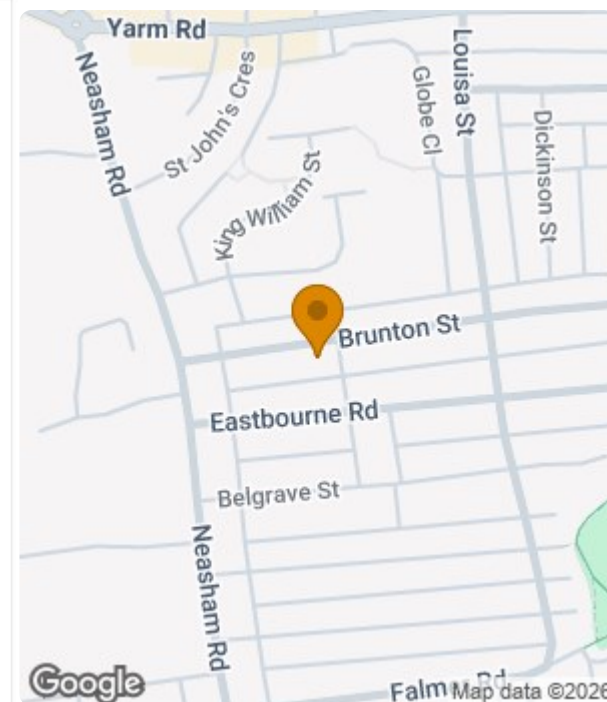
(1) Excluding balconies and terraces

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) 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	

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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