

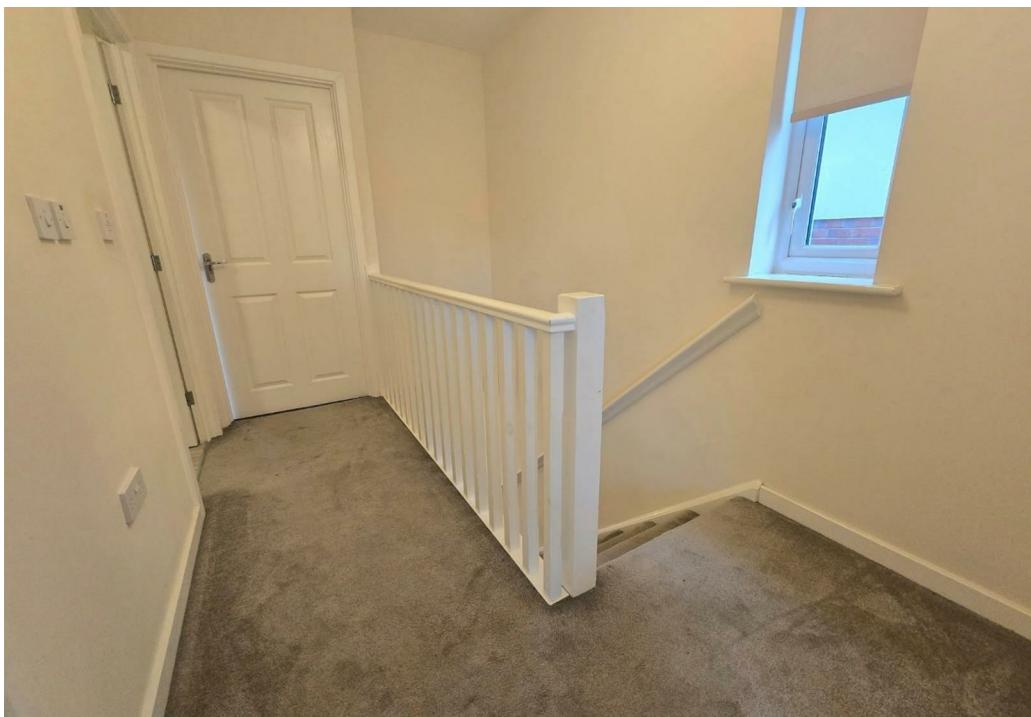


Lapwing Drive, DL1 1FF
2 Bed - House - Semi-Detached
£155,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Lapwing Drive, DL1 1FF

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

Located within a recent development within the Eastbourne area of Darlington, this lovely two bedroom semi-detached house, ideal for first time buyer or an investor. The property is well positioned, conveniently located for good transport routes and local shops and amenities

The property briefly comprises of; Entrance Vestibule, leading into a good size Living Room, Inner Hall with Downstairs WC, whilst at the rear of the property you will find a modern fitted kitchen / diner. The first floor provides a landing, with access to two double bedrooms and a family bathroom/WC.

Externally, the front of the property has a small lawn garden and one parking space, whilst the rear of the property has an enclosed garden with mainly lawn and paved patio area.

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

GROUND FLOOR

Entrance Hall

7'6" x 3'2" (2.31m x 0.97m)

Living Room

14'0" x 10'5" (4.29m x 3.20m)

Inner Hall

3'11" x 3'10" (1.20m x 1.17m)

Downstairs WC

3'4" x 6'3" (1.03m x 1.93m)

Kitchen / Diner

8'6" x 14'0" (2.60m x 4.27m)

FIRST FLOOR

Landing

9'11" x 6'6" (3.03m x 2.00m)

Bedroom 1

9'3" x 14'1" (2.84m x 4.30m)

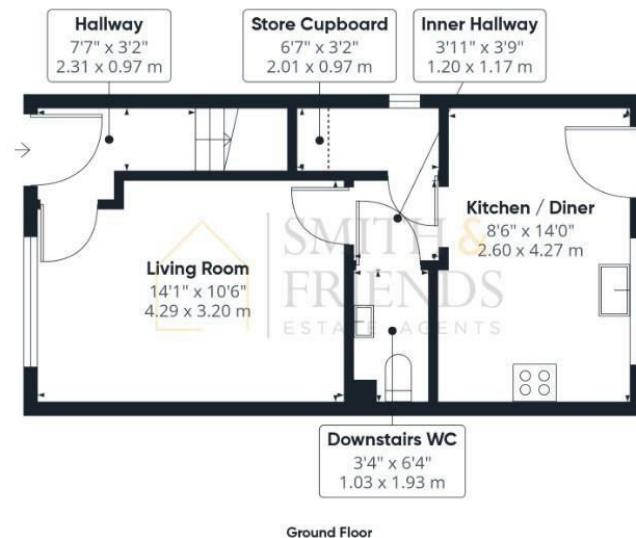
Bedroom 2

7'8" x 14'0" (2.34m x 4.28m)

Family Bathroom

7'0" x 7'1" (2.15m x 2.18)





Approximate total area⁽¹⁾

719 ft²
66.9 m²

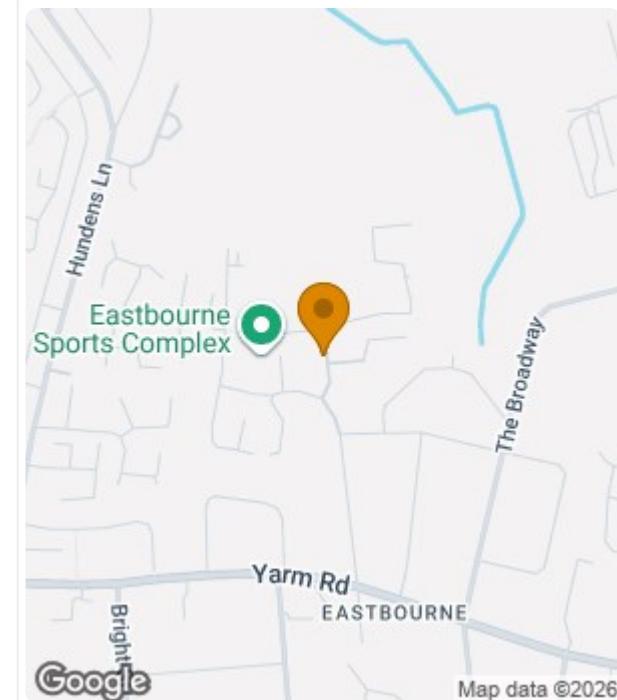
Reduced headroom
4 ft²
0.4 m²

(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.

GIRAFFE 360



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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS