



This 1960s three-bedroom semi-detached house sits on a spacious corner plot, offering ample garden space and privacy. Characterized by its mid-century architecture, the property boasts large windows that allow plenty of natural light into the living areas.

The ground floor features a generously sized lounge, a separate dining room and a kitchen which has been enhanced by a single-storey extension that opens onto the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The house benefits from a detached garage and driveway providing additional versatile space ideal for storage, a home office or a hobby room. The corner plot adds extra outdoor space around the property, perfect for gardening or further development opportunities. With its retro charm and potential for modernization, this house offers a great opportunity for families seeking a home with character and room to grow.

**Kirkfield Road, Darlington, DL3 0AG**

**3 Bed - House - Semi-Detached**

**£185,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

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Entrance Porch

Entrance Hall

Lounge  
12'10x13'7 (3.91mx4.14m)

Dining Room  
9'10x23' (3.00mx7.01m)

Kitchen  
8'x20'1 (2.44mx6.12m)

First Floor Landing

Bedroom  
10'4x11'7 (3.15mx3.53m)

Bedroom  
10'11x11'8 (3.33mx3.56m)

Bedroom  
7'10x8'9 (2.39mx2.67m)

Bathroom  
5'3x8'9 (1.60mx2.67m)

Outside

Front Garden

Side Garden

Rear Garden

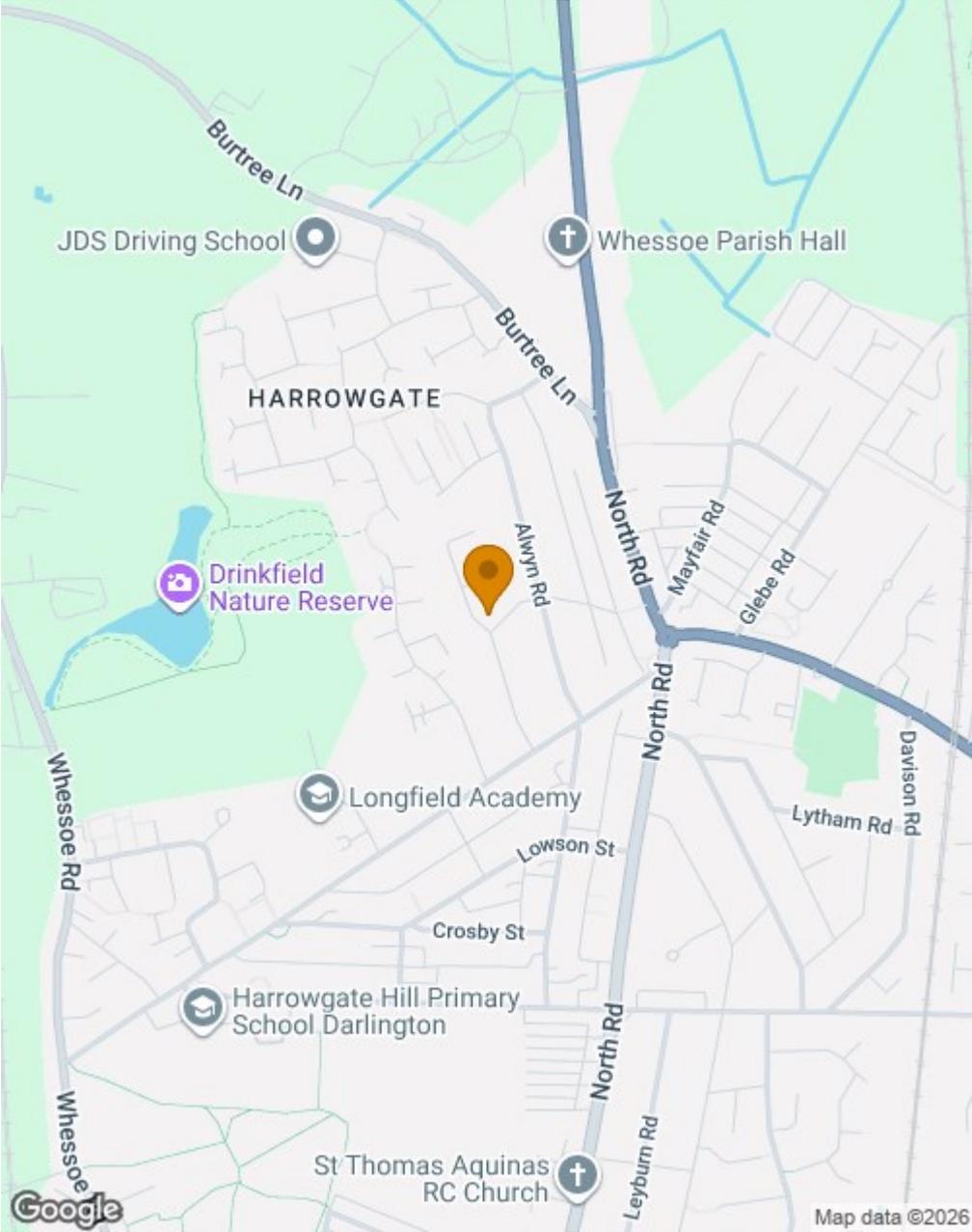
Drive

Garage

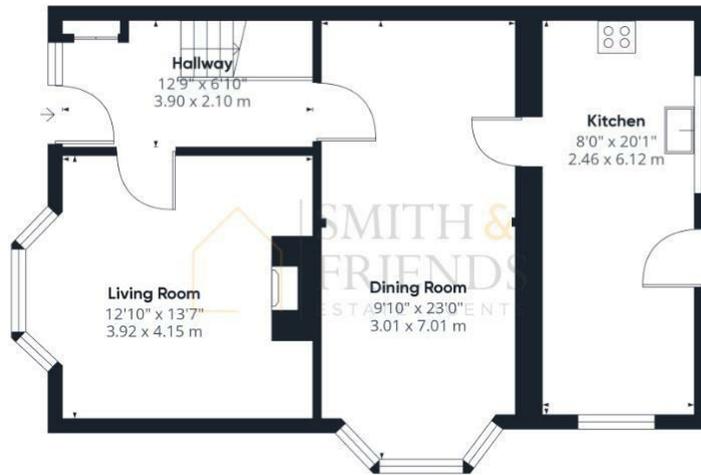


| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | <b>79</b> |
| (55-68) <b>D</b>                                   | <b>66</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1093.08 ft<sup>2</sup>  
101.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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