



Ravensdale Road, DL3 8EB
3 Bed - House - Semi-Detached
£295,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Ravensdale Road Darlington DL3 8EB

*** IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR ***

Located within the sought after area of West End, Darlington, this stunning three bedroom semi-detached house within close proximity of local amenities and good schooling. This property is perfect for first time buyer, investor or family.

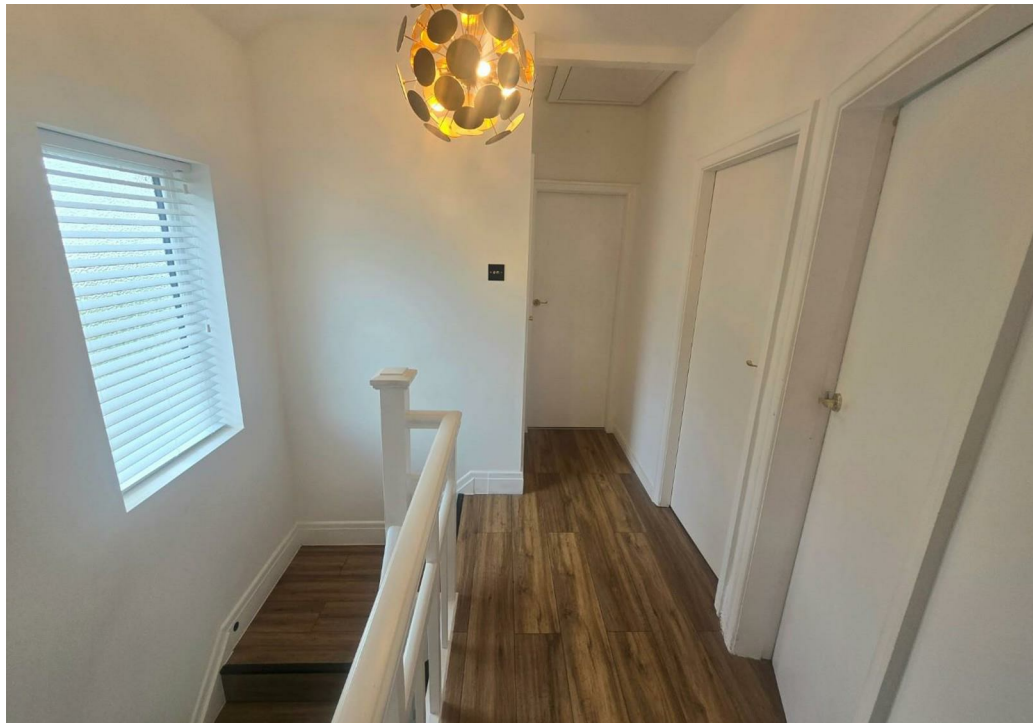
The property briefly comprises of; hallway, living room with bay window and log burner, leading to a stunning open-plan kitchen / diner with breakfast island and patio doors to the rear garden. The first floor provides a landing, with two double bedrooms (Master with built-in wardrobes), and a third single bedroom. (Currently used as dressing room). Off the landing is a family bathroom and a separate wc.

Externally, the property consists of beautiful spacious gardens to the front and rear, with a decking area, patio area and well maintained lawns to the rear. In addition the property has a long driveway to the side of the property allowing ample of off-street parking, including a single detached garage.

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











GROUND FLOOR

Hallway

6'3" x 11'9" (1.93m x 3.60m)

Living Room

11'3" x 11'4" (3.44m x 3.47m)

Kitchen / Diner

18'2" x 12'1" (5.54m x 3.69m)

Downstairs WC

3'8" x 3'8" (1.14m x 1.13)

FIRST FLOOR

Landing

4'1" x 12'0" (1.25m x 3.68m)

Bedroom 1

9'5" x 13'10" (2.89m x 4.23m)

Bedroom 2

10'4" x 12'1" (3.15m x 3.70m)

Bedroom 3

6'5" x 5'6" (1.96m x 1.68m)

Family Bathroom

7'5" x 5'7" (2.28m x 1.71m)

Separate WC

4'2" x 2'6" (1.29m x 0.78m)

GARAGE

8'1" x 13'6" (2.48m x 4.13m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

945 ft²
87.7 m²

(1) Excluding balconies and terraces

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

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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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