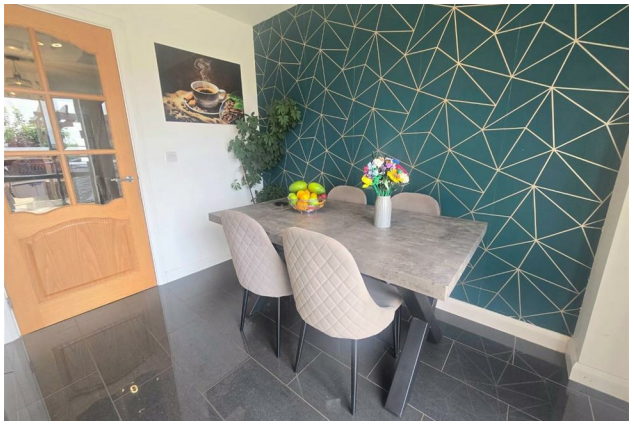
Poppy Close, Darlington, DL1 3FF
3 Bed - House - Semi-Detached
£199,995

Council Tax Band: C
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Poppy Close, DL1 3FF



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

On the market, this well presented three bedroom semi-detached house, located within the Harrowgate Hill area of Darlington. Positioned on the outskirts of Darlington, allowing good onward travel links to the A1M, and A66. The property is close to local amenities, including shops, pubs and good schooling, making this property perfect for a family or first time buyer in our opinion.

The property briefly comprises of; entrance hall, downstairs wc, good sized living room, open-plan kitchen / diner with French doors to the rear garden.
The first floor provides a landing, with three double bedrooms, (Master bedroom has fitted wardrobes) and a three piece modern family bathroom.

The property has additional scope of being converted into a four bedroom property, subject to Planning consent, as the loft has been fully boarded out.

Externally, the property has well maintained lawn to the front with allocated driveway, side access to the rear garden which the owners have landscaped to capture the sun throughout the day, with a mixture of lawn, patio and decking areas.

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

GROUND FLOOR

Entrance Hall
7'5" x 19'2" (2.28m x 5.85m)

Living Room
11'2" x 14'7" (3.41m x 4.46m)

Downstairs WC
4'6" x 5'9" (1.38m x 1.76m)

Kitchen / Diner
18'9" x 10'0" (5.72m x 3.07m)

FIRST FLOOR

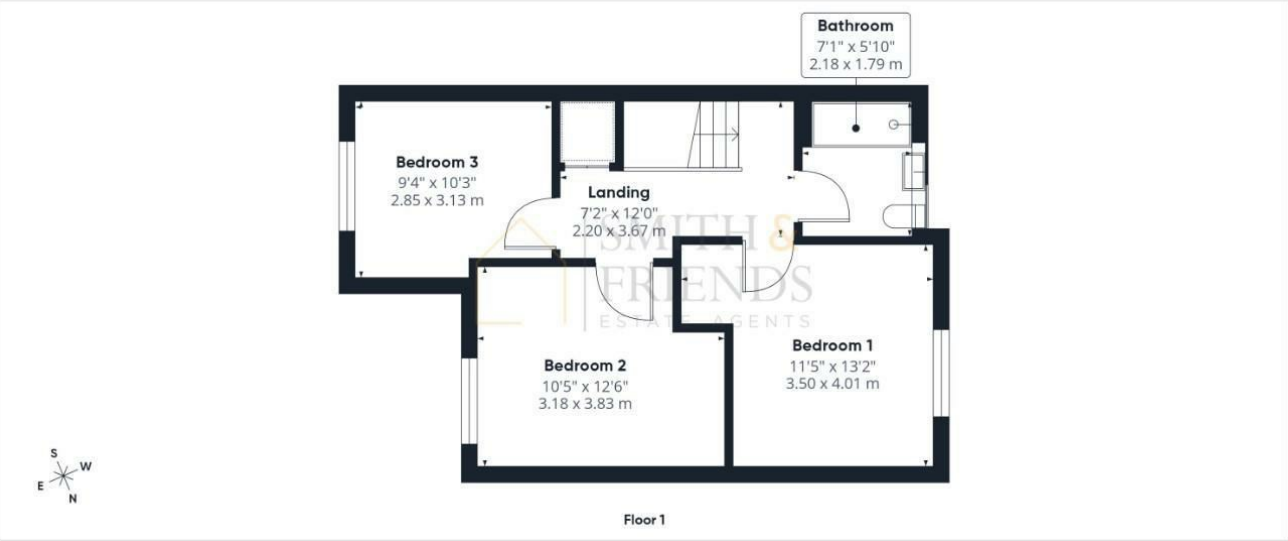
Landing
7'2" x 12'0" (2.20m x 3.67m)

Bedroom 1
11'5" x 13'1" (3.50m x 4.01m)

Bedroom 2
10'5" x 12'6" (3.18m x 3.83m)

Bedroom 3
9'4" x 10'3" (2.85m x 3.13m)

Family Bathroom
7'1" x 5'10" (2.18m x 1.79m)



Approximate total area(1)

942 ft²

87.5 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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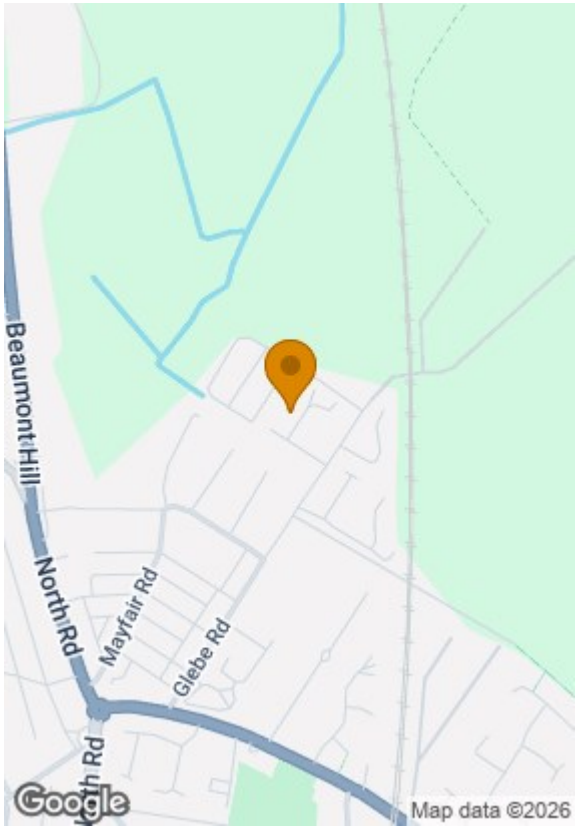

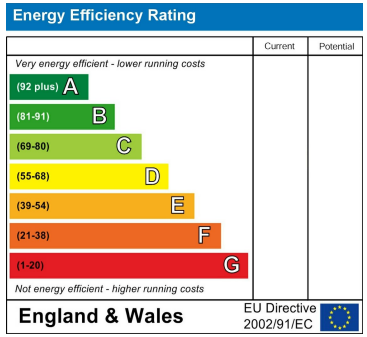

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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