Sunningdale Green, Darlington, DL1 3SB
2 Bed - House - End Terrace
Offers In Excess Of £130,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Sunningdale Green, DL1 3SB

*** SOUTH WEST FACING REAR GARDEN ***
*** CLOSE TO LOCAL AMENITIES & WHINFIELD PRIMARY SCHOOL ***

This lovely two bedroom end-terraced property situated within the sought after area of Whinfield, Darlington. Located close to local amenities, large supermarket and opposite Whinfield Primary School, making this a perfect family home, or ideal for first time buyer.

The property briefly comprises of; Entrance Porch, Leading into a Spacious Living Room with open plan access to the first floor, a generous size Kitchen / Diner can also be found at the rear.

The first floor provides Two Double Bedrooms and a Modern Family Bathroom/WC with shower.

Externally, you will find a small gravelled front forecourt garden with side access to the rear garden, and a low maintenance landscaped rear garden, benefiting from south west facing. In addition the rear garden has access to the single garage and driveway.

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

GROUND FLOOR

Entrance Porch
4'01 x 2'08 (1.24m x 0.81m)

Living Room
15'11 x 12'04 (4.85m x 3.76m)

Kitchen / Diner
12'03 x 9'04 (3.73m x 2.84m)

FIRST FLOOR

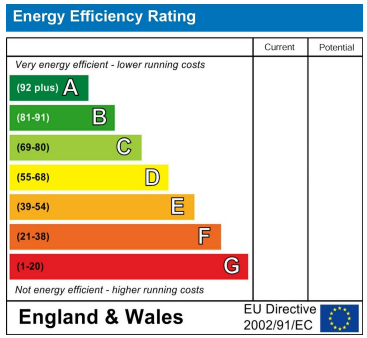
Landing
2'08 x 7'02 (0.81m x 2.18m)

Bedroom 1
8'08 x 12'04 (2.64m x 3.76m)

Bedroom 2
12'03 x 7'00 (3.73m x 2.13m)

Family Bathroom
9'02 x 4'10 (2.79m x 1.47m)

DETACHED SINGLE GARAGE



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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