



**Appleby Close, Darlington, DL1 4AJ**  
**3 Bed - House - Townhouse**  
**£150,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS





# Appleby Close, DL1 4AJ

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

A lovely three bedroom mid-terraced townhouse for sale within the sought after area of Eastbourne, within close proximity to Darlington Train Station with four platforms available providing easy access to London Kings Cross, York, Newcastle and more. This property is situated in good school catchment area and local amenities, this property is an ideal family home.

The ground floor comprises of; Entrance Hall, Living Room, Inner Hall, Downstairs WC, Kitchen / Diner with French Doors to the rear garden.  
The first floor provides a Landing, with Two Double Bedrooms and a Family Bathroom. The Second Floor has a Landing with Storage Cupboard, and the Master Bedroom with a Walk-In Wardrobe.

Externally, the property has a small garden to the front, whilst the rear benefits from a westerly enclosed garden and an allocated rear parking bay.

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

## GROUND FLOOR

Entrance Hall  
3'8" x 3'10"

Living Room  
14'6" x 11'11"

Inner Hall  
3'9" x 4'1"

Downstairs WC  
3'10" x 4'4"

Kitchen / Diner  
8'9" x 11'10"

## FIRST FLOOR

Landing  
10'7" x 2'9"

Bedroom 2  
8'10" x 11'11"

Bedroom 3  
7'10" x 12'0"

Family Bathroom  
7'3" x 5'6"

## SECOND FLOOR

Landing  
2'8" x 3'5"

Bedroom 1  
11'4" x 11'10"

Wardrobe  
5'9" x 4'11"













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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.

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