

Flora Avenue, DL3 8PF
3 Bed - House
O.I.R.O £325,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Flora Avenue
Darlington DL3 8PF





*** NO CHAIN SALE ***
*** IDEAL LOVELY FAMILY HOME ***
*** OFF STREET PARKING WITH DRIVEWAY AND GARAGE ***
*** WEST FACING REAR GARDEN ***

On the market, this lovely three bedroom semi-detached family home, located within the highly sought-after west end of Darlington, Offered for sale with no onward chain, this property is perfect for a family or first time buyers.

The briefly comprises of; entrance hall, leading into a charming living room, off the hallway you will find a spacious open plan modern kitchen / dining area, with entertainment space. The kitchen benefits from granite worktops, integrated coffee machine, warmer draw, microwave, oven, dishwasher, double fridge and an induction hob. In addition the property, has a downstairs wc off the garage and French doors to the rear garden.

The first floor provides a landing, with three double bedrooms, with a recently installed modern family bathroom.

Externally, the property has a low maintenance front garden, with driveway and single garage, whilst the rear of the property benefits from decking and a lawn area.

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








RECIPES
F&M





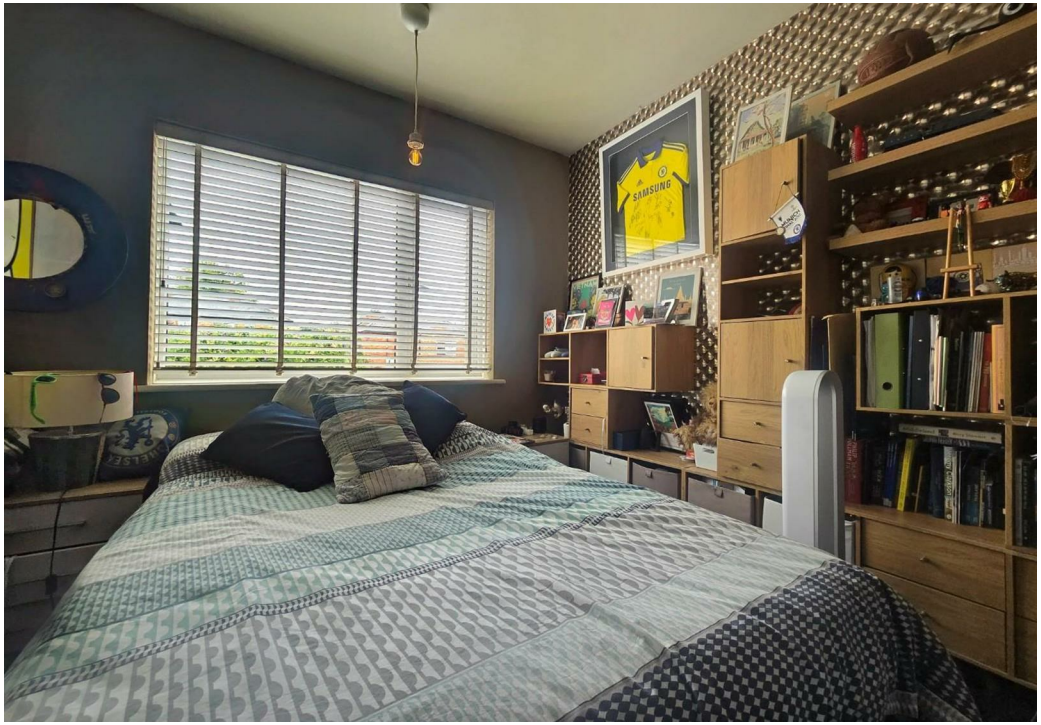

AEG
AEG

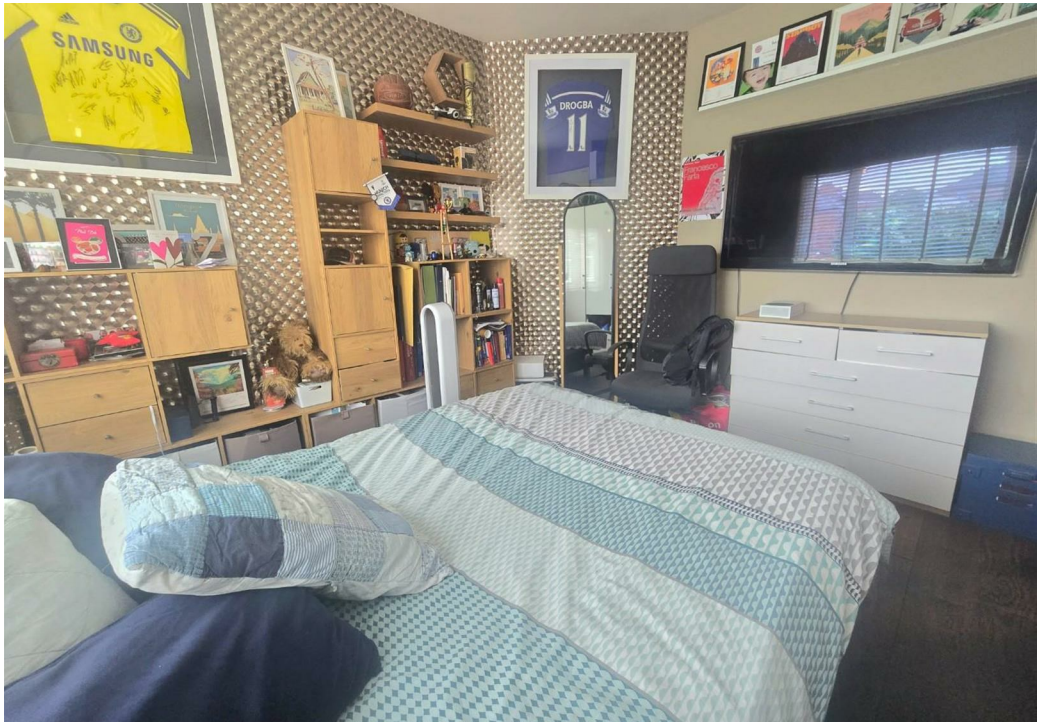









SAMSUNG


SAMSUNG
DROGBA
11











GROUND FLOOR

Entrance Hall
13'1" x 7'4" (4.01m x 2.24m)

Living Room
13'1" x 19'10" (3.99m x 6.07m)

Dining Room
23'5" x 12'5" (7.16m x 3.80m)

Kitchen / Diner
13'3" x 8'9" (4.04m x 2.67m)

Downstairs WC
4'8" x 2'4" (1.44m x 0.72m)

FIRST FLOOR

Landing
9'1" x 3'7" (2.79m x 1.11m)

Bedroom 1
11'10" x 14'3" (3.62m x 4.36m)

Bedroom 2
12'1" x 12'2" (3.70m x 3.73m)

Bedroom 3
13'5" x 9'0" (4.09m x 2.75m)

Bathroom
13'6" x 5'2" (4.13m x 1.58m)

GARAGE
19'8" x 7'10" (6.01m x 2.39m)







Approximate total area(1)

1408 ft²

130.8 m²

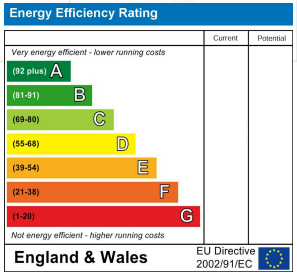
Balconies and terraces

227 ft²

21.1 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.



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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS