



Thirlmere Road, DL1 4BJ
2 Bed - House - Terraced
£96,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Thirlmere Road, DL1 4BJ

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

On the market, this two bedroom terraced house, located within the popular Eastbourne area of Darlington, within close proximity of Darlington Town Centre, local shops and schooling, including walking distance to Darlington Train Station.

The property briefly comprises of; Entrance Porch, Open-Plan Living Room / Dining Room, leading to a Fitted Kitchen to the Rear of the property.

The first floor provides a Landing, with Two Double Bedrooms and a Family Bathroom at the rear of the property.

Externally, the property has on-street parking and a good sized yard to the rear, allowing off-street parking for 1 car if required.

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

GROUND FLOOR

Entrance Porch

3'0" x 3'1" (0.92m x 0.95m)

Living Room

13'6" x 12'5" (4.14m x 3.80m)

Dining Room

11'6" x 13'10" (3.51m x 4.22m)

Kitchen

9'10" x 4'11" (3.02m x 1.50m)

FIRST FLOOR

Landing

11'6" x 3'0" (3.53m x 0.92m)

Bedroom 1

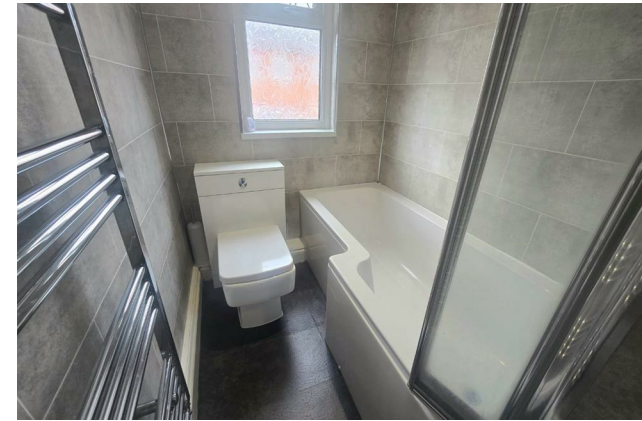
11'10" x 13'9" (3.62m x 4.20m)

Bedroom 2

11'8" x 7'5" (3.56m x 2.27m)

Family Bathroom

9'11" x 4'11" (3.04m x 1.50m)





Ground Floor



Floor 1

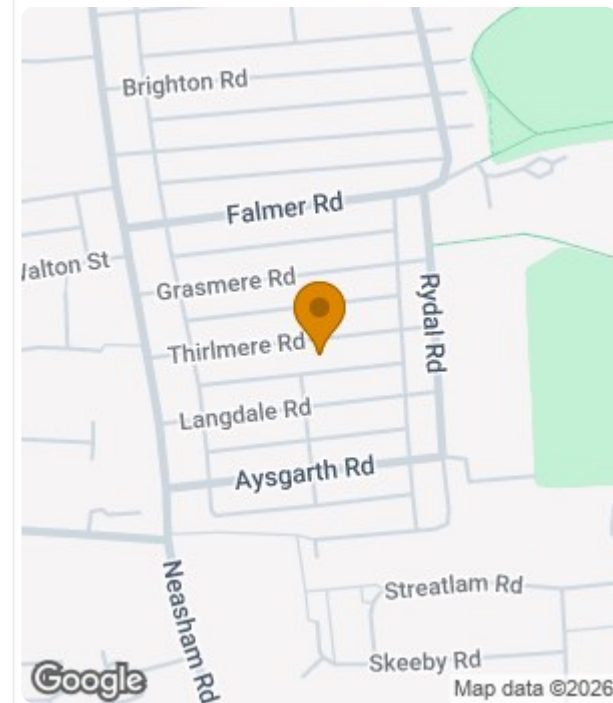


Approximate total area[®]
704 ft²
65.5 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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