



**Marston Moor Road, Darlington, DL1 4SR**  
**3 Bed - House - Mid Terrace**  
**£95,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Marston Moor Road, DL1 4SR

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FIRST TIME BUYER OR FAMILY HOME \*\*\*

Situated within the Firthmoor, Eastbourne Area of Darlington, this three bedroom, mid-terraced house is an ideal family home or first time buyer home. The property is in need of some modernisation, but allows a new buyer to put there own stamp on the home.

The property briefly comprises of; Entrance Hall, Living Room, Conservatory, and a good sized Kitchen Diner. The first floor provides a landing with Master Bedroom with built-in wardrobes and storage cupboard, Bedroom two with built in storage cupboard and a further third bedroom with built in cupboard, in addition this property has a separate WC and Separate Shower Room.

Externally, the property has a garden to the front with block paved driveway, whilst the rear garden of the property benefits from being South West facing.

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

## GROUND FLOOR

### Entrance Hall

4'8" x 4'11" (1.44m x 1.51m)

### Living Room

9'8" x 18'5" (2.95m x 5.63m)

### Conservatory

6'5" x 10'2" (1.96m x 3.10m)

### Kitchen / Diner

7'0" x 18'4" (2.14m x 5.61m)

## FIRST FLOOR

### Landing

10'2" x 2'8" (3.10m x 0.82m)

### Bedroom 1

9'8" x 10'9" (2.97m x 3.30m)

### Bedroom 2

11'3" x 8'2" (3.45m x 2.49m)

### Bedroom 3

6'4" x 10'0" (1.94m x 3.07m)

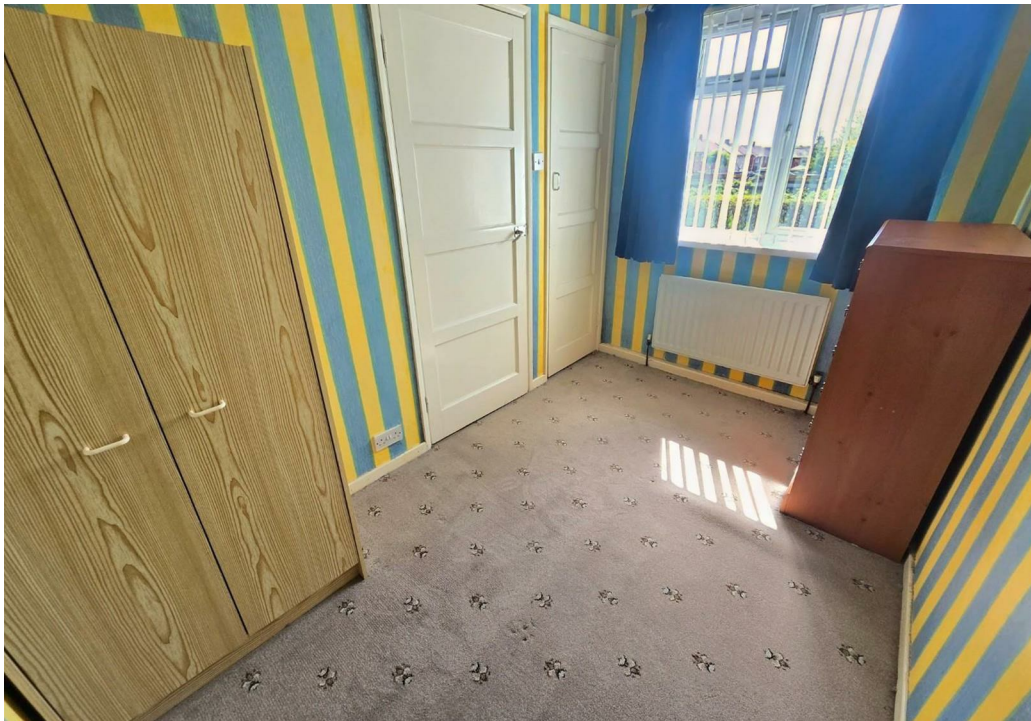
### WC

5'4" x 2'6" (1.65m x 0.77m)

### Bathroom

5'1" x 5'4" (1.55m x 1.65m)









Ground Floor



Floor 1



Approximate total area<sup>m</sup>

832 ft<sup>2</sup>  
77.2 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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