



**Baldwin Lane, Darlington, DL1 1QA**  
**3 Bed - House - End Terrace**  
**£160,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Baldwin Lane, DL1 1QA

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

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

This lovely three bedroom end-terraced property situated within a sought after area of Darlington, close to local amenities.

The property briefly comprises of; Entrance Hallway, Living Room, Open-Plan Kitchen / Diner, with French Doors to the Rear Garden, Downstairs WC and a Spacious Storage Cupboard.

The First Floor provides a Landing, Three Bedrooms (Master with En-Suite Shower Room & Fitted Wardrobes), and a Family Three Piece Bathroom.

Externally, the property has Two Parking Spaces to the Rear of the property and a well maintained Rear Garden.

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



## GROUND FLOOR

### Hallway

5'6" x 6'3" (1.70m x 1.91m)

### Living Room

13'8" x 12'0" (4.18m x 3.67m)

### Downstairs WC

3'6" x 5'11" (1.07m x 1.82m)

### Kitchen / Diner

9'4" x 15'5" (2.86m x 4.72m)

## FIRST FLOOR

### Landing

4'9" x 6'5" (1.46m x 2.00m)

### Bedroom 1

9'3" x 9'8" (2.82m x 2.96m)

### En-Suite

5'8" x 5'4" (1.75m x 1.65m)

### Bedroom 2

10'8" x 8'7" (3.26m x 2.63m)

### Bedroom 3

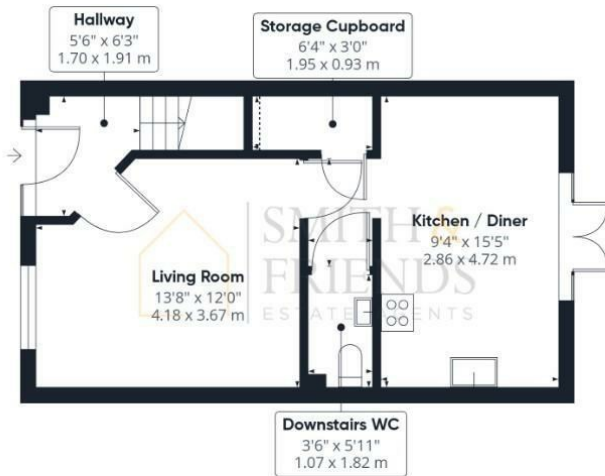
11'5" x 6'6" (3.50m x 1.99m)

### Family Bathroom

6'7" x 5'6" (2.02m x 1.69m)







Ground Floor



Floor 1



Approximate total area<sup>m</sup>

778 ft<sup>2</sup>  
72.5 m<sup>2</sup>

Reduced headroom

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

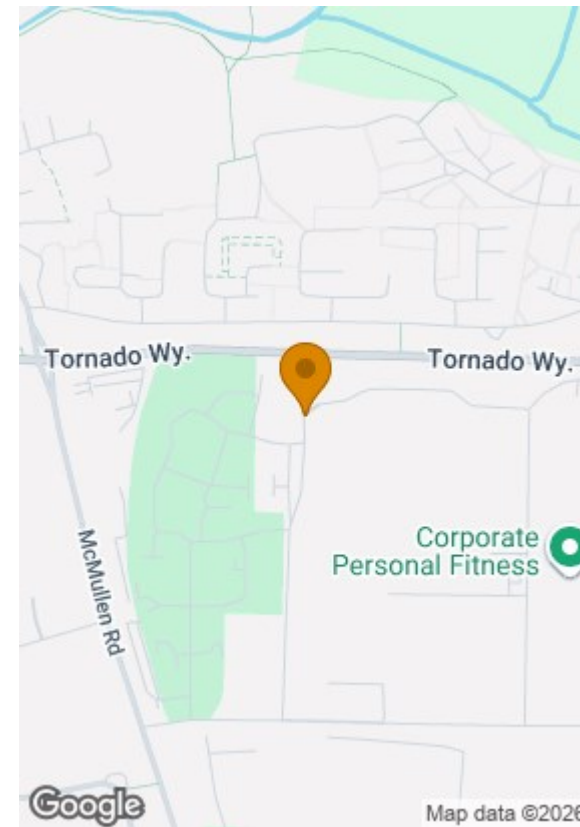
(1) Excluding balconies and terraces

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>		94
(81-91) <b>B</b>	83	
(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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