



Smike Wynd, Darlington, DL2 2WR
2 Bed - House - Semi-Detached
£165,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Smike Wynd, DL2 2WR

*** IDEAL FOR FIRST TIME BUYERS ***

Situated within the sought after West End Area of Darlington, this beautiful two bedroom semi-detached house. Located close to local amenities such as shops, and schools.

The property briefly comprises of; Entrance Hall, Downstairs WC, Modern Kitchen / Diner with Fitted units and multiple integrated appliances, and a Living Room at the rear with a stunning set of Bi-Fold doors leading into the rear garden.

The first floor provides a Landing, Two Double Bedrooms, with Fitted Wardrobes (Master with En-Suite Shower Room), and a Family Bathroom.

Externally, the property has a ample of off-street parking to the side of the property, and benefits from a south facing rear garden that has recently been landscaped.

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



GROUND FLOOR

Entrance Hall
3'0" x 14'6" (0.92m x 4.43m)

Kitchen / Diner
7'3" x 14'4" (2.21m x 4.39m)

Downstairs WC
2'11" x 5'2" (0.91m x 1.58m)

Living Room
13'8" x 9'11" (4.19m x 3.03m)

FIRST FLOOR

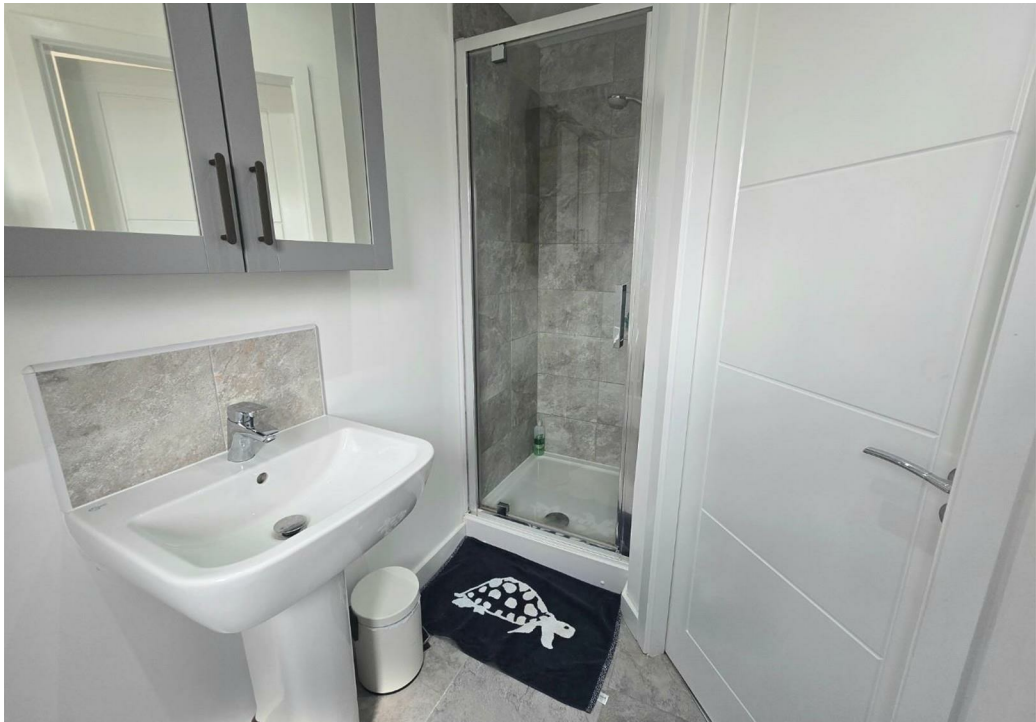
Landing
6'5" x 7'1" (1.96m x 2.18m)

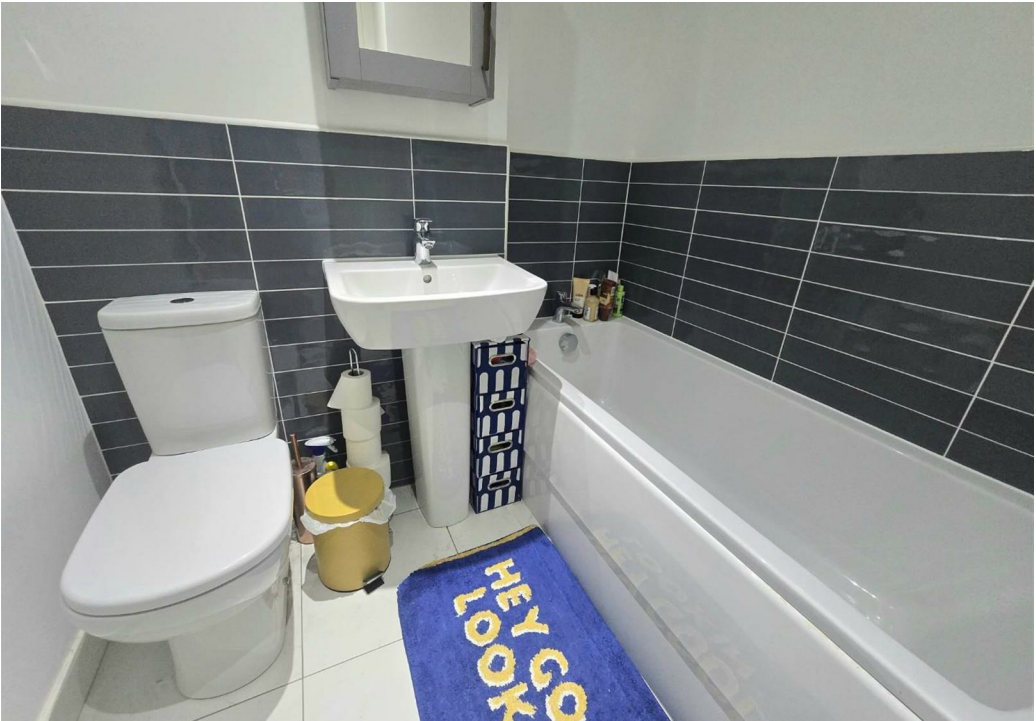
Bedroom 1
8'10" x 8'0" (2.71m x 2.46m)

En-Suite
4'6" x 8'8" (1.39m x 2.66m)

Bedroom 2
13'7" x 7'10" (4.16m x 2.40m)

Family Bathroom
6'3" x 6'2" (1.92m x 1.89m)







Ground Floor



Floor 1



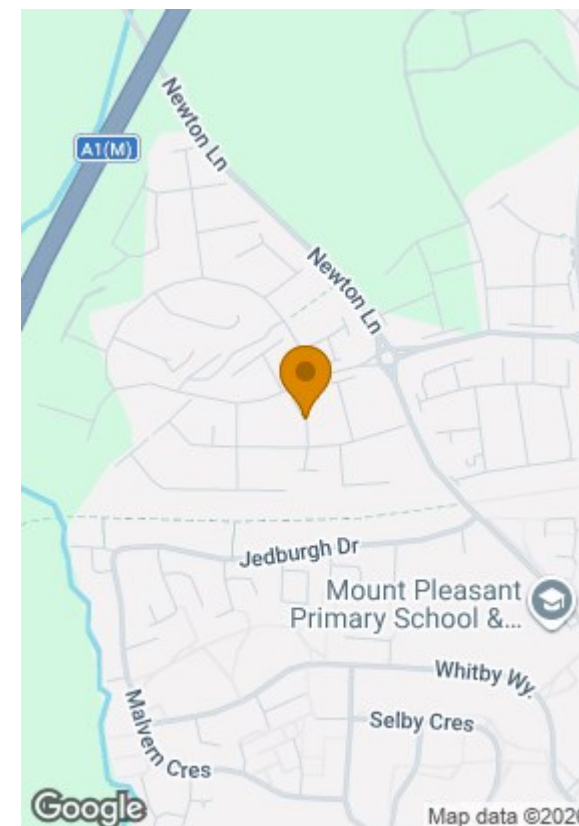
Approximate total area⁽¹⁾

639 ft²
59.4 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			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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