

Conyers Grove, DL3 9DF
3 Bed - House - Semi-Detached
£215,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











Conyers Grove, DL3 9DF

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***

Rare to the market, this three bedroom semi-detached house, located on a generous corner size plot, within the sought after Mowden area of Darlington. Located close to local amenities, good schooling and good transport links.

The property is in need of modernisation, but in our opinion is an ideal home for a new home owner to put their stamp on the property.
The property briefly comprises of; entrance porch, hallway, living room leading to a dining room (Currently used as a downstairs bedroom), good sized kitchen, laundry room and downstairs wc.

The first floor provides; a landing, with three bedrooms, family bathroom with separate wc.

Externally, the property has a lawn garden to the front with a driveway and single garage, to the rear of the property is an enclosed garden benefitting from a mixture of lawn, and patio areas, including a greenhouse. At the side of the property is extra garden land that currently isn't fenced off into the rear garden, but does allow scope for further development, subject to planning consent.

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



GROUND FLOOR

Entrance Porch
6'1" x 3'4" (1.86m x 1.02m)

Hallway
6'0" x 9'8" (1.84m x 2.96m)

Living Room
10'2" x 15'11" (3.11m x 4.86m)

Dining Room
10'3" x 8'9" (3.14m x 2.69m)

Kitchen
7'11" x 11'0" (2.42m x 3.36m)

Downstairs WC
4'10" x 2'11" (1.49m x 0.91m)

Laundry Room
6'9" x 6'5" (2.08m x 1.97m)

FIRST FLOOR

Landing
2'5" x 10'1" (0.75m x 3.09m)

Bedroom 1
11'5" x 12'8" (3.49m x 3.87m)

Bedroom 2
11'7" x 9'10" (3.54m x 3.01m)

Bedroom 3
6'9" x 8'10" (2.08m x 2.71m)

Bathroom
6'10" x 5'6" (2.09m x 1.68m)

Separate WC
4'2" x 2'7" (1.28m x 0.81m)

Single Garage
7'10" x 16'11" (2.39m x 5.17m)

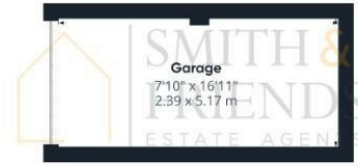




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

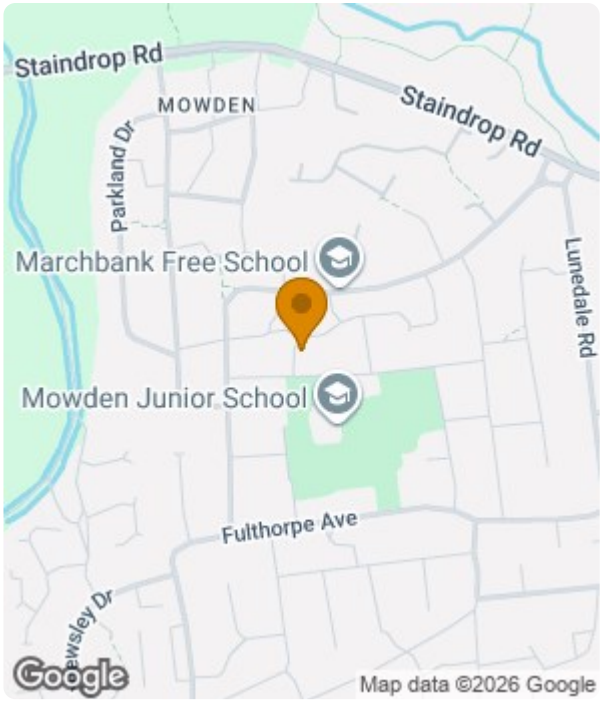
1081 ft²

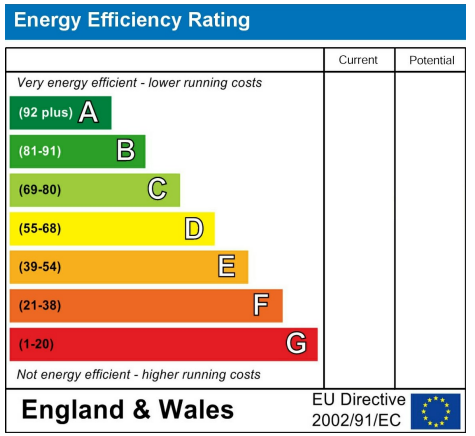
100.2 m²

(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.

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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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