



Helmsdale Close, DL1 3TT
3 Bed - House - Detached
£254,950

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



Helmsdale Close Darlington DL1 3TT

*** STUNNING DETACHED FAMILY HOME ***

*** OFF-STREET PARKING, WITH DRIVEWAY & GARAGE ***

On the market with Smith & Friends Estate Agents, this beautiful modern three bedroom detached family home, located within a quiet cul de sac location, in the sought after Springfield area of Darlington. Positioned within a good catchment for local schools, and local amenities, including the nearby ASDA Supermarket, good connection routes to the A1 & A66.

The property briefly comprises of; Entrance Hall with Cloak Cupboard, Downstairs WC, Living Room, leading to a stunning Modern Open-Plan Kitchen / Diner / Snug Area with an extension added in 2014. Off the Kitchen you will find a good sized Utility Room and external access to the rear garden.

The first floor provides a landing, with Three bedrooms, (Master with Built-In Wardrobes and an Modern En-Suite Shower Room), off the Landing is a Beautiful recently refurbished Family Bathroom.

Externally, the property has a well maintained lawn garden to the front, with a Driveway and Single Detached Garage, whilst the rear garden has been designed to host many family occasions with an outside bar, artificial grass and patio area.

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











GROUND FLOOR

Entrance Hall

6'9" x 5'8" (2.06m x 1.74m)

Living Room

12'11" x 12'3" (3.96m x 3.75m)

Downstairs WC

4'4" x 4'2" (1.34m x 1.28m)

Kitchen / Living Area

9'11" x 21'0" (3.03m x 6.42m)

Snug / Office

12'7" x 7'1" (3.84m x 2.16m)

Utility Room

4'5" x 9'11" (1.36m x 3.03m)

FIRST FLOOR

Landing

9'9" x 2'11" (2.98m x 0.91m)

Bedroom 1

10'5" x 10'4" (3.19m x 3.15m)

En-Suite

3'5" x 9'3" (1.05m x 2.82m)

Bedroom 2

7'8" x 10'2" (2.35m x 3.10m)

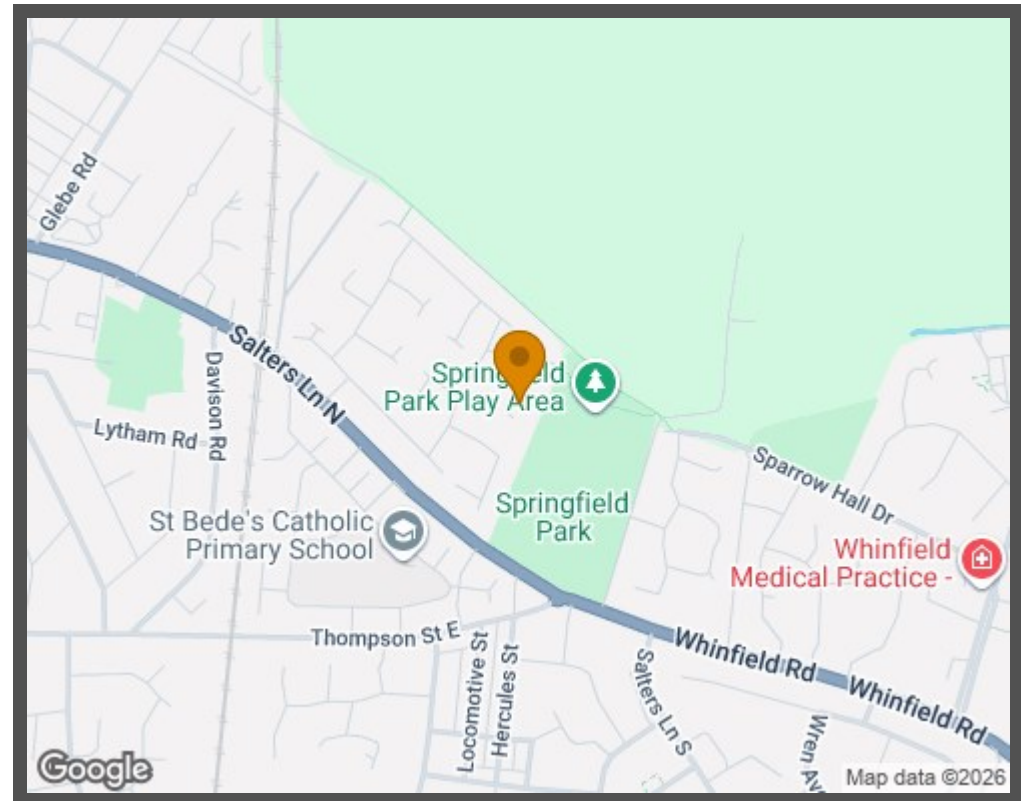
Bedroom 3

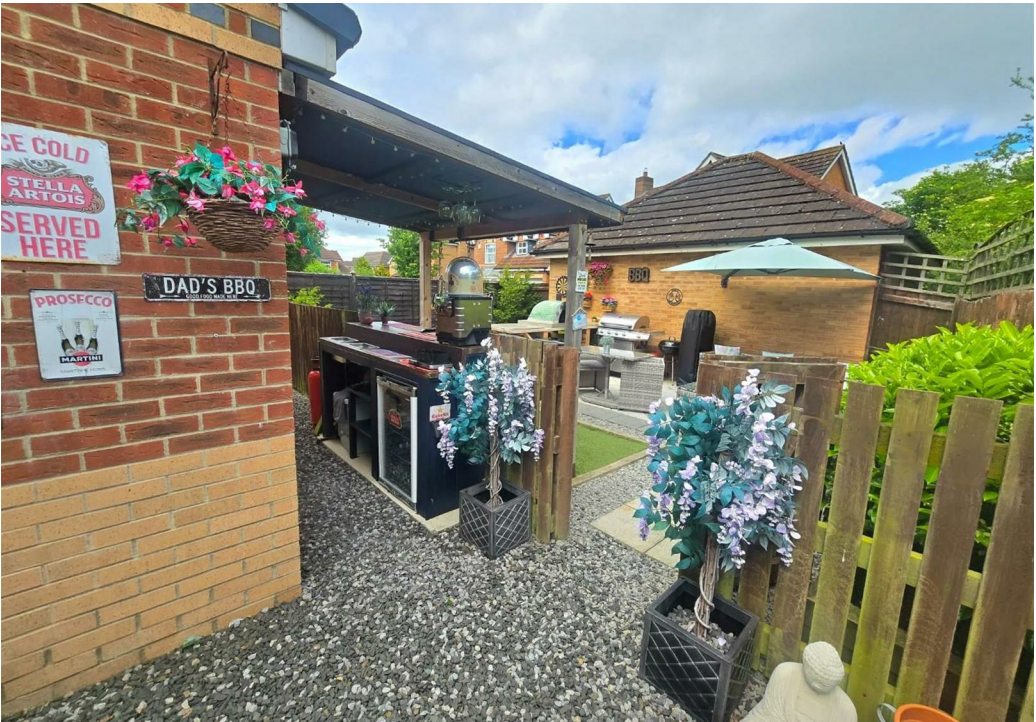
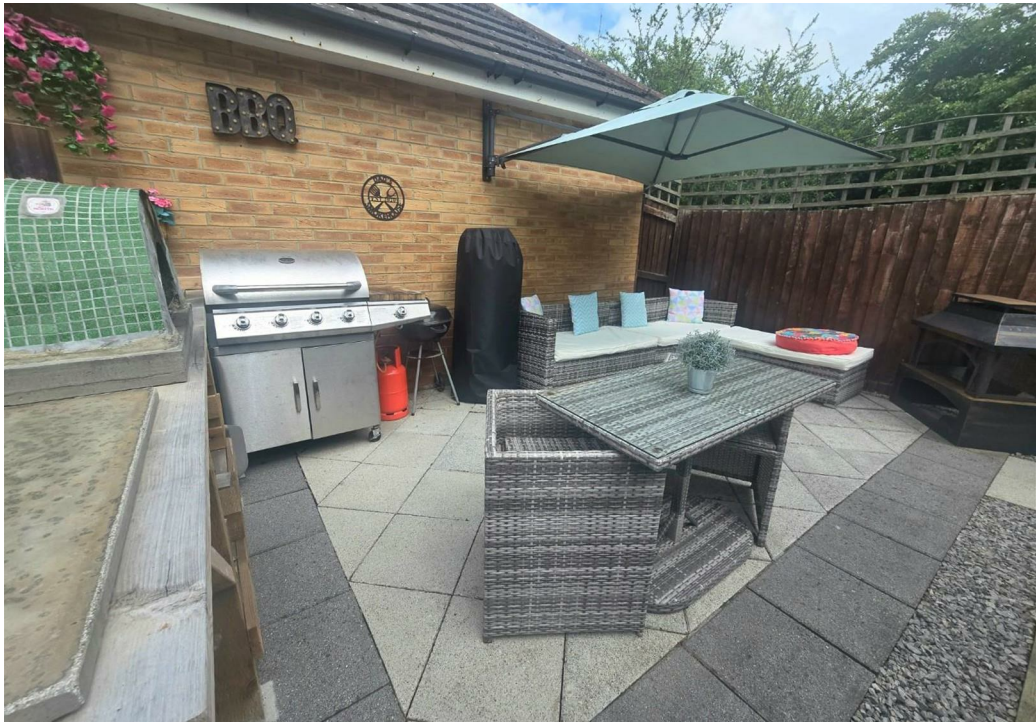
8'6" x 6'11" (2.60m x 2.13m)

Bathroom

5'7" x 7'6" (1.71m x 2.30m)

SINGLE DETACHED GARAGE







Ground Floor



Floor 1

Approximate total area[®]
943 ft²
87.7 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		
(69-80) C	69	77
(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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