

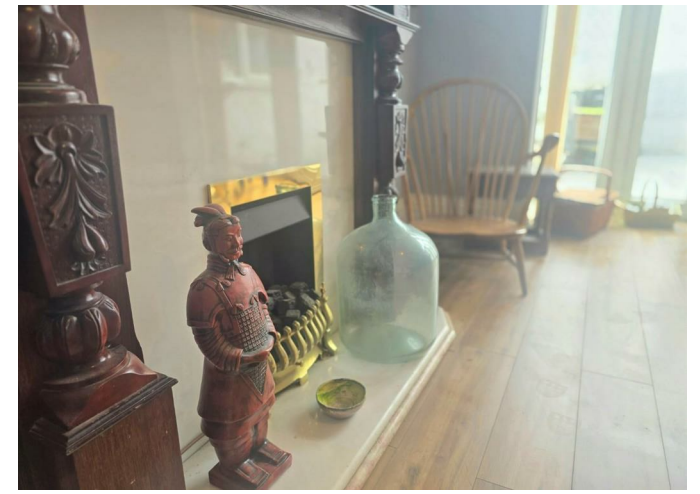
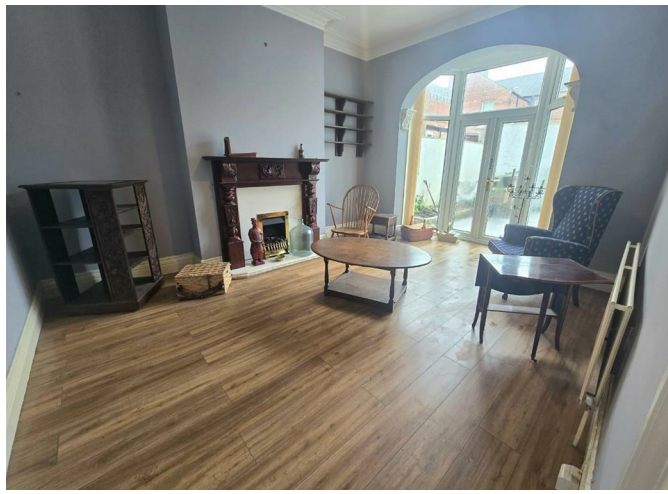


**North Lodge Terrace, DL3 6LY**  
**5 Bed - House - Terraced**  
**£215,000**

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



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



# North Lodge Terrace, DL3 6LY

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

This period property, spread over three floors, has a five bedroom mid-terraced house, situated close to the town centre, ideal for a developer, or large family.

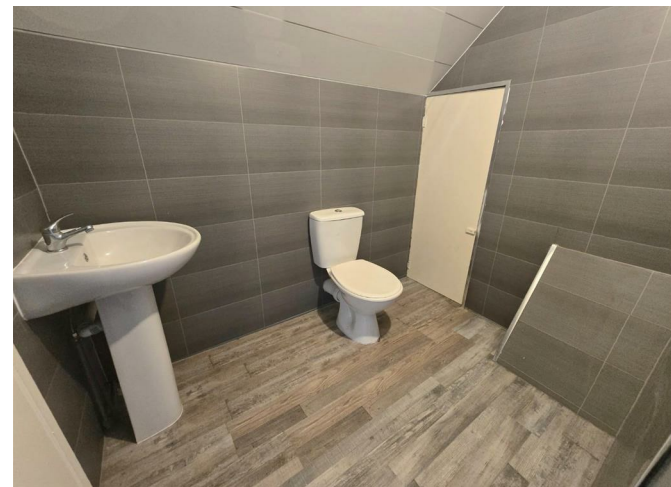
The property briefly comprises of; Entrance Hallway, Large Living Room, Additional Reception Room with French Doors to the Rear Yard, and a Modern Newly Fitted Kitchen / Diner.

The first floor has a Landing, Two Double Bedrooms and a further Third Single Bedroom, a Family Bathroom with low level hand basin, bath with over head shower and a Separate WC.

To the second floor there are a further Two Double Bedrooms, Separate WC, and Storage Room.

Externally, there is a good sized courtyard to the rear of the property with a Garage Building, allowing potential off-street parking.

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



## GROUND FLOOR

### Entrance Hall

6'11" x 17'5" (2.12m x 5.31m)

### Living Room

15'4" x 13'7" (4.69m x 4.15m)

### Dining Room

12'1" x 14'3" (3.70m x 4.35m)

### Kitchen / Diner

10'4" x 21'7" (3.15m x 6.58m)

## FIRST FLOOR

### Landing

3'5" x 13'6" (1.05m x 4.13m)

### Bedroom 1

12'1" x 16'7" (3.70m x 5.08m)

### Bedroom 2

12'2" x 14'2" (3.71m x 4.33m)

### Bedroom 3

10'3" x 9'1" (3.13m x 2.77m)

### Family Bathroom

6'6" x 8'7" (2.00m x 2.63m)

## SECOND FLOOR

### Landing

3'0" x 8'0" (0.93m x 2.46m)

### WC

7'1" x 5'3" (2.17m x 1.62m)

### Bedroom 4

10'11" x 9'1" (3.35m x 2.79m)

### Bedroom 5

11'1" x 9'7" (3.38m x 2.94m)

### Room

10'2" x 8'11" (3.10m x 2.74m)





**Approximate total area<sup>m</sup>**  
 1724 ft<sup>2</sup>  
 160.2 m<sup>2</sup>

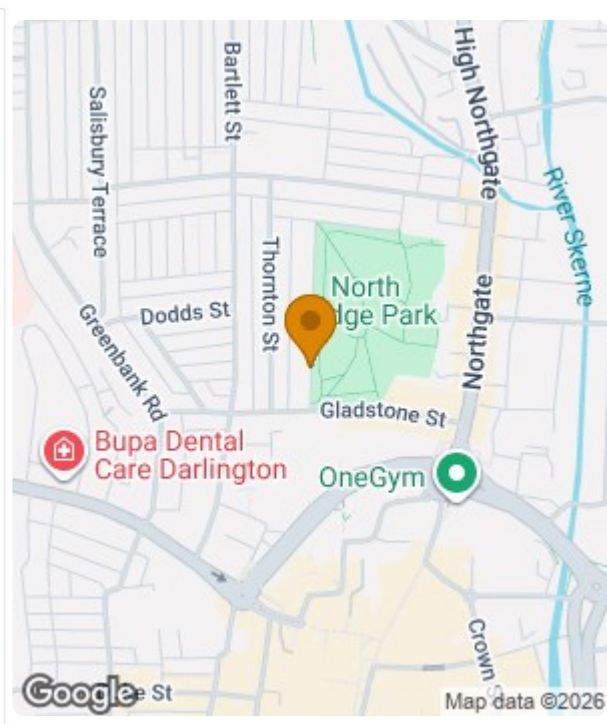
**Reduced headroom**  
 47 ft<sup>2</sup>  
 4.3 m<sup>2</sup>

(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.

**7 Duke Street, Darlington, Co. Durham, DL3 7RX**  
 Tel: 01325 484440  
 darlington@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

