

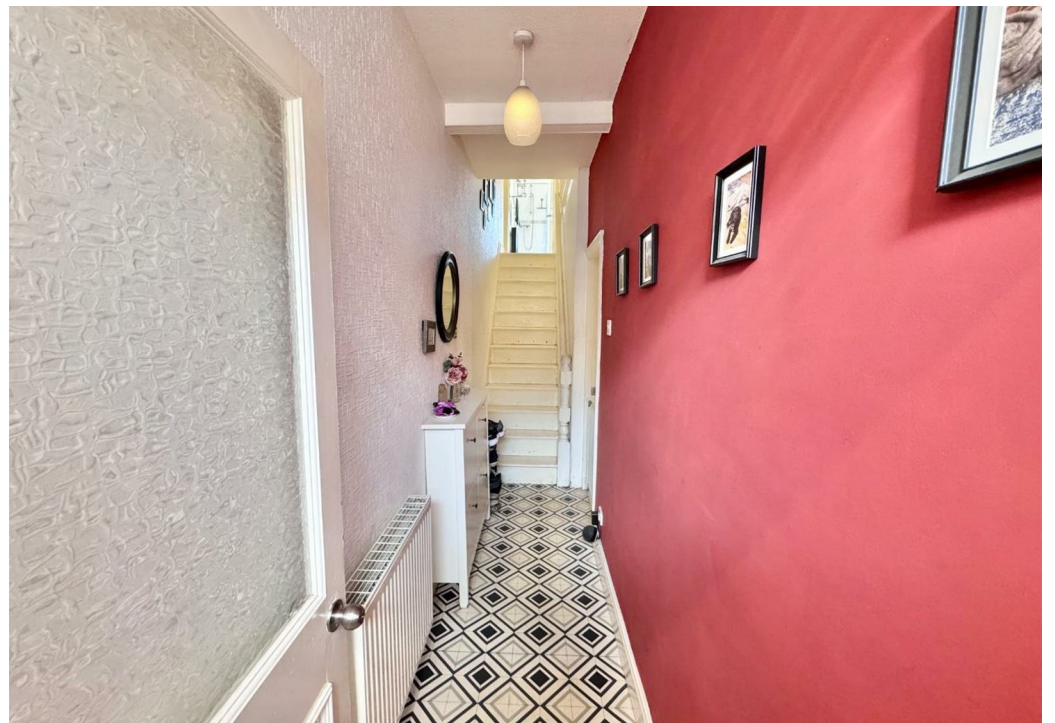


Trafalgar Terrace, Darlington, DL3 6QQ
2 Bed - House - Mid Terrace
£120,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



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Trafalgar Terrace, DL3 6QQ

We are pleased to offer for sale a larger than average two bedroom mid terrace house located in the sought after Dene area of Darlington.

Modernised to a good standard the property would be suitable for a variety of buyers including first time buyers or a landlord/ investor looking for a buy to let property.

With the benefit of gas central heating, Upvc double glazing, fitted kitchen with integrated appliances and large first floor bathroom with separate bath and shower cubicle.

Trafalgar Terrace is located off Brinkburn Road and Willow Road close to local shops, schools, regular bus services, attractive parkland and only a short drive from Cockerton Village and Darlington Town Centre.

The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, open plan Living Room/ Dining Room with bay window, feature fireplace and laminate flooring, refitted Kitchen with laminate flooring, Landing, two double Bedrooms and modern first floor Bathroom/ wc. Externally there is an enclosed forecourt to the front and a large garden to the rear with artificial lawn.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Vestibule

Entrance Hall

Living Room

13'10 x 10'4 (3.96m'3.05m x 3.05m'1.22m)

Dining Room

13'0 x 10'4 (3.96m'0.00m x 3.05m'1.22m)

Kitchen

11'0 x 7'6 (3.35m'0.00m x 2.13m'1.83m)

FIRST FLOOR

Landing

Bedroom 1

14'0 x 12'2 (4.27m'0.00m x 3.66m'0.61m)

Bedroom 2

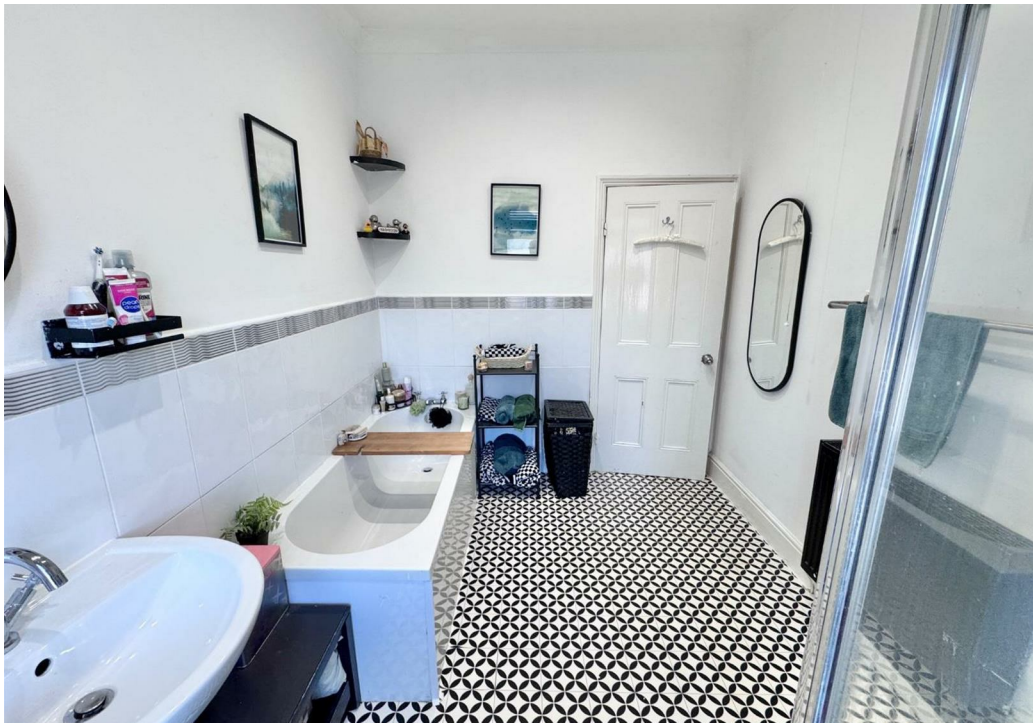
13'0 x 8'2 (3.96m'0.00m x 2.44m'0.61m)

Bathroom/ wc

11'0 x 7'6 (3.35m'0.00m x 2.13m'1.83m)

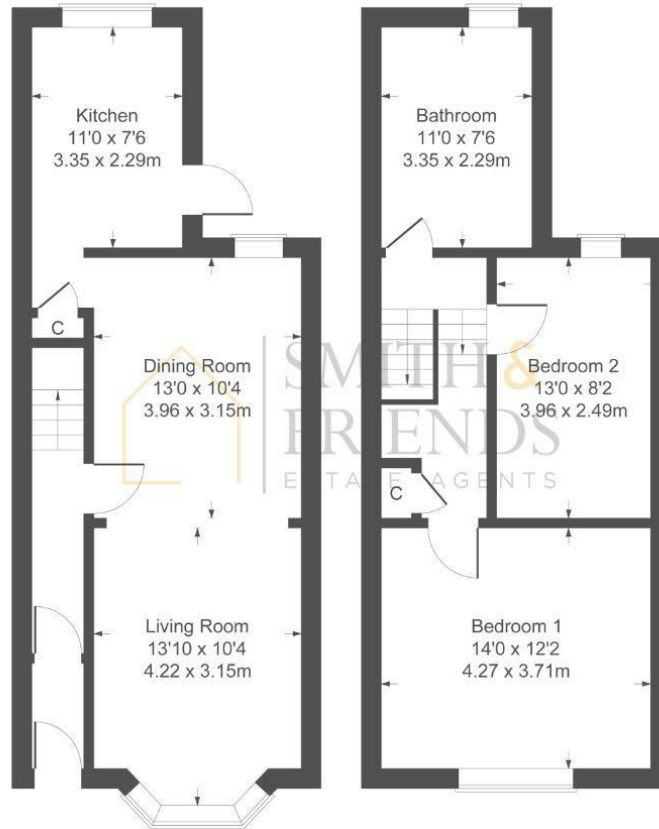






Trafalgar Terrace

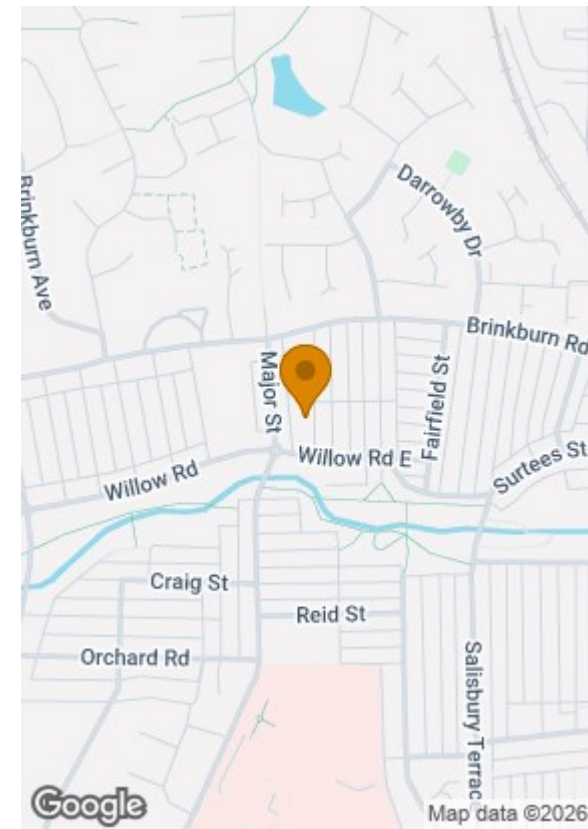
Approximate Gross Internal Area
867 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		52	
(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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