

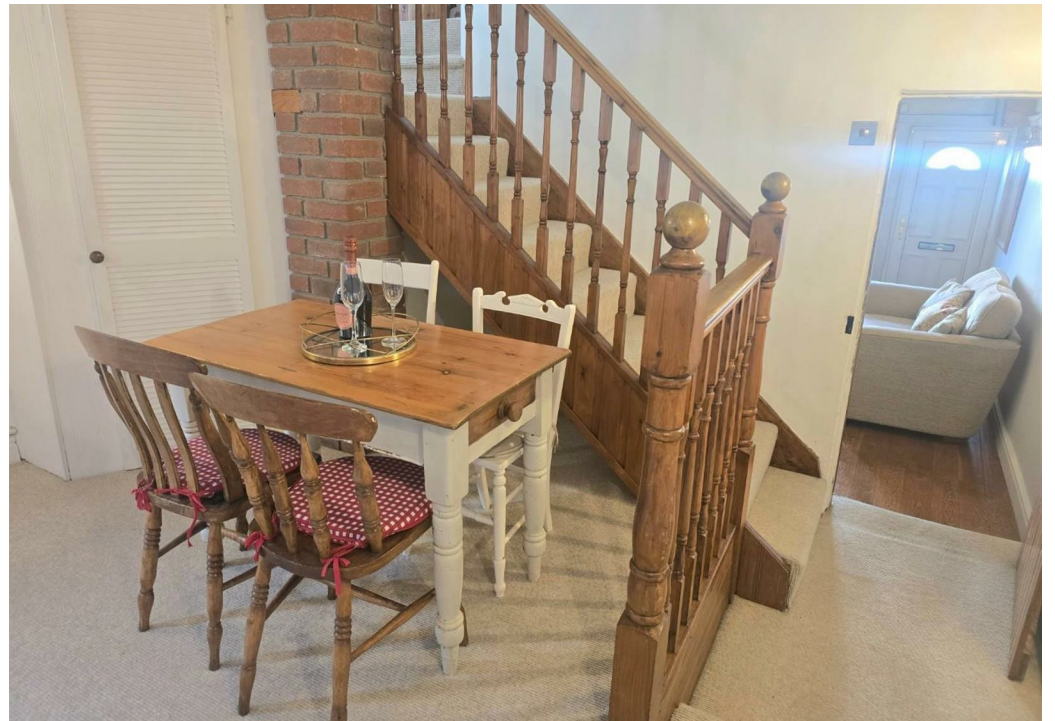


**Darlington Road, Sadberge, Darlington, DL2 1SA**  
**1 Bed - House**  
**£129,995**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Darlington Road, Sadberge, DL2 1SA

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

\*\*\* CHARMING ONE BEDROOM COTTAGE \*\*\*

This rare and charming one bedroom mid-terraced cottage, situated in the sought after village of Sadberge, on the outskirts of Darlington, with great transport links and close to local amenities'.

The property briefly comprises of a spacious living room with a lovely log fire at the heart of the room, leading to the rear of the property you will find an open plan kitchen / diner with a modern fitted kitchen and understairs storage.

The first floor has a landing, with a generous size bedroom to the front and a bathroom to the rear.

Externally, the property has a small bin store, and on-street parking to the front.

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

## GROUND FLOOR

### Living Room

11'6" x 15'1"

### Kitchen / Diner

11'2" x 17'8"

## FIRST FLOOR

### Landing

3'3" x 2'2"

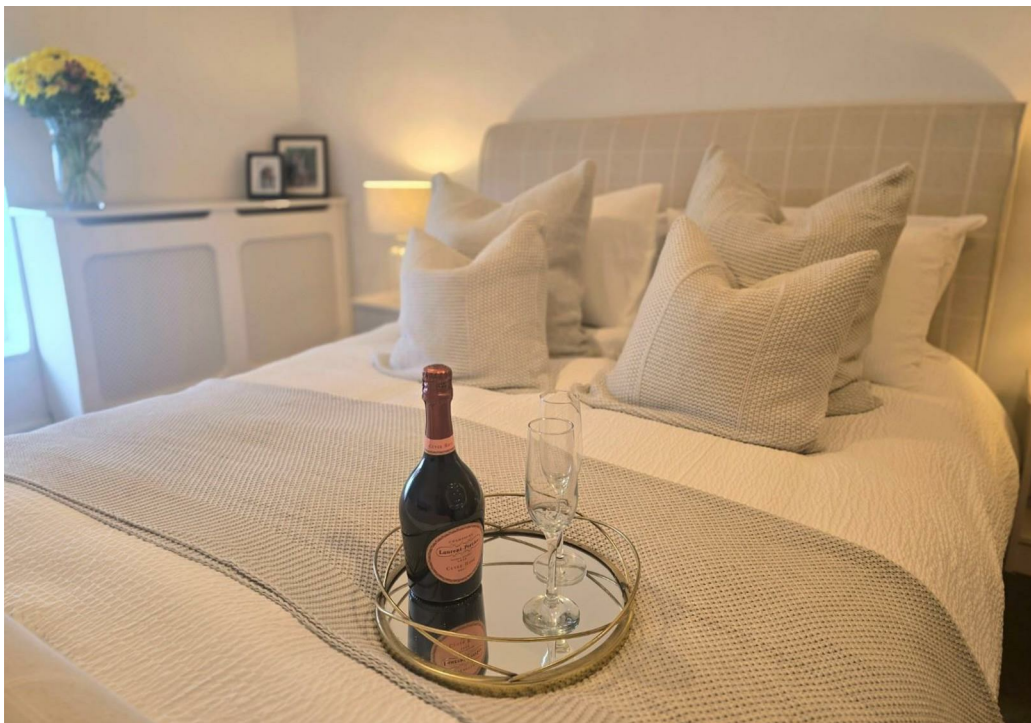
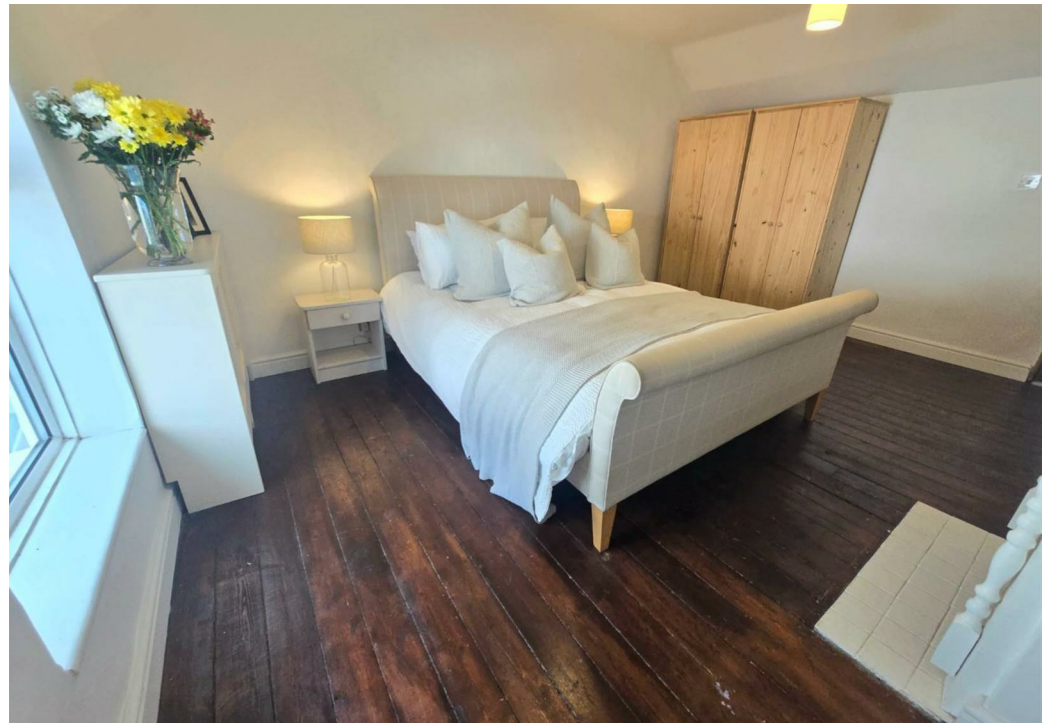
### Bedroom 1

11'5" x 14'11"

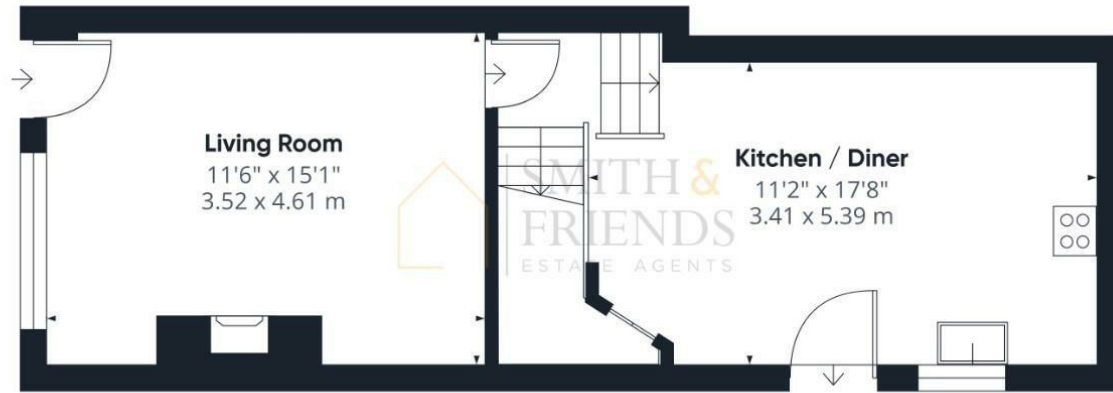
### Bathroom

9'1" x 3'1"





- **NO CHAIN SALE**
- **CHARMING MID-TERRACED COTTAGE**
- **SPACIOUS BEDROOM WITH ORIGINAL  
FEATURES**
- **ATTRACTIVE LIVING WITH WOOD  
BURNING FIRE**
- **BEAUTIFULLY PRESENTED  
THROUGHOUT**
- **STYLISH KITCHEN WITH INTEGRATED  
APPLIANCES**



Ground Floor



**Landing**  
3'3" x 2'2"  
1.00 x 0.68 m

Floor 1



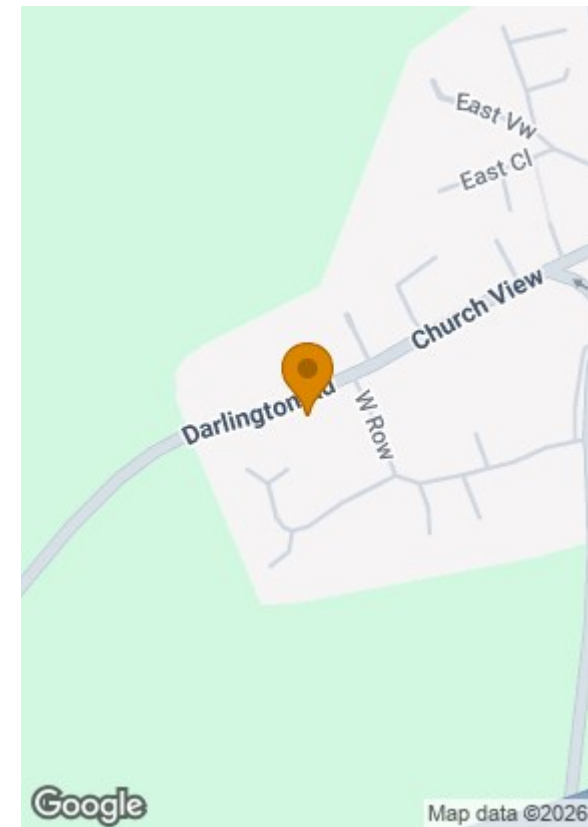
Approximate total area<sup>(1)</sup>

626 ft<sup>2</sup>  
58.1 m<sup>2</sup>

(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



Google

Map data ©2026

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.

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