



John Williams Boulevard, Darlington, DL1 1LR
3 Bed - House - Semi-Detached
£165,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



John Williams Boulevard, DL1 1LR

**** SEMI DETACHED HOUSE ****
**** THREE BEDROOMS****
**** OPEN ASPECT TO THE FRONT ****
**** WELL PRESENTED ****
**** CLOSE TO AMENITIES ****
**** ELECTRIC CAR CHARGING POINT ****
**** TWO CAR PARKING SPACES ****
**** ENCLOSED REAR GARDEN ****
**** VIEWING RECOMMENDED ****

We are pleased to offer for sale this excellent three bedroom semi detached house located on a popular residential development off Houghton Road close to local amenities and within a short drive of the town centre. The property occupies a good sized plot at the entrance to the development with a pleasant open aspect to the front.

The property offers well presented accommodation with the benefit of gas central heating, double glazing and laminate flooring throughout. Suitable for a variety of potential buyers an internal inspection is highly recommended to appreciate the property fully.

The well appointed accommodation briefly comprises: Entrance Hall, Cloakroom/ wc, fitted Kitchen/ Dining Room with built in oven and hob and space for a table and chairs, Lounge with french doors leading to the rear garden, Landing with part boarded loft, three Bedrooms - one with fitted wardrobes and Bathroom/ wc with a white suite and wall mounted shower.

Externally there is a good sized front garden and larger than usual enclosed rear garden with paved patio area, timber garden shed and electric car charging point.

GROUND FLOOR

Entrance Hall

Cloakroom/ wc
4’8 x 3’2 (1.22m’2.44m x 0.91m’0.61m)

Kitchen/ Dining Room
13’8 x 11’6 maximum (3.96m’2.44m x 3.35m’1.83m maximum)

Lounge
14’8 x 11’4 (4.27m’2.44m x 3.35m’1.22m)

FIRST FLOOR

Landing

Bedroom 1
14’8 x 9’6 (4.27m’2.44m x 2.74m’1.83m)

Bedroom 2
9’8 x 8’4 (2.74m’2.44m x 2.44m’1.22m)

Bedroom 3
6’8 x 6’0 (1.83m’2.44m x 1.83m’0.00m)

Bathroom/ wc
8’4 x 5’4 (2.44m’1.22m x 1.52m’1.22m)

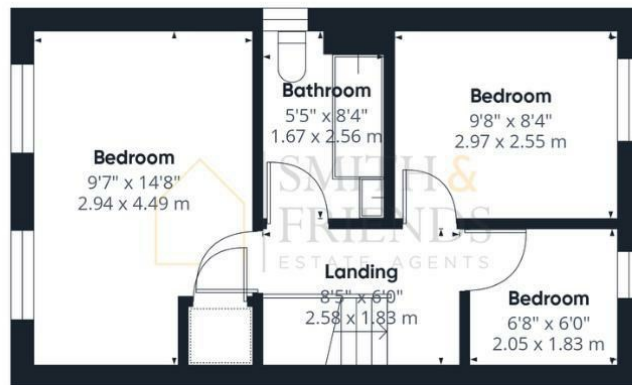








Ground Floor



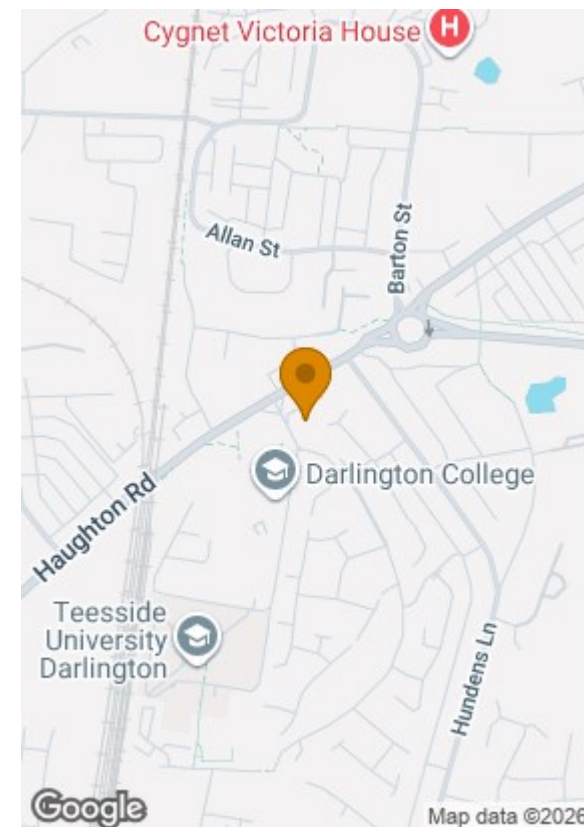
Floor 1

Approximate total area⁽¹⁾
705 ft²
65.5 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			96
(81-91) B			
(69-80) C		83	
(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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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