



*** IDEAL FOR FIRST TIME BUYER or INVESTOR ***

Located in the highly sought-after West End of Darlington, this beautifully presented three-bedroom home is ideally positioned close to a range of local amenities, including schools, shops, and transport links.

The property offers spacious and well-balanced accommodation throughout, making it perfect for families or those looking for additional living space. To the ground floor, there is a welcoming reception room, ideal for both relaxing and entertaining, featuring stylish bi-fold doors that open out onto the rear garden, creating a seamless indoor-outdoor living experience. A modern and generously sized kitchen diner provides an excellent space for everyday living and dining, while a conveniently located downstairs WC completes the ground floor.

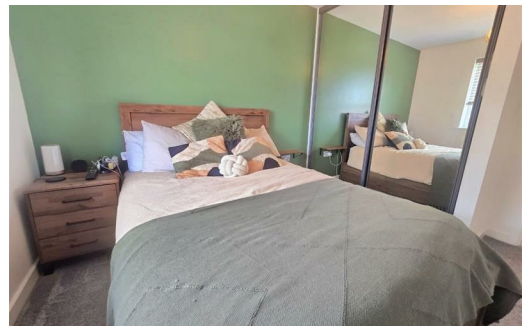
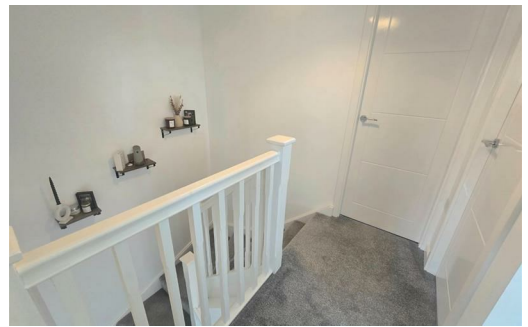
To the first floor, the home boasts three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Smike Wynd, Darlington, DL2 2WR
3 Bedroom - House - Semi-Detached
£180,000
EPC Rating: B
Tenure: Freehold
Council Tax Band: C



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Smike Wynd, Darlington, DL2 2WR

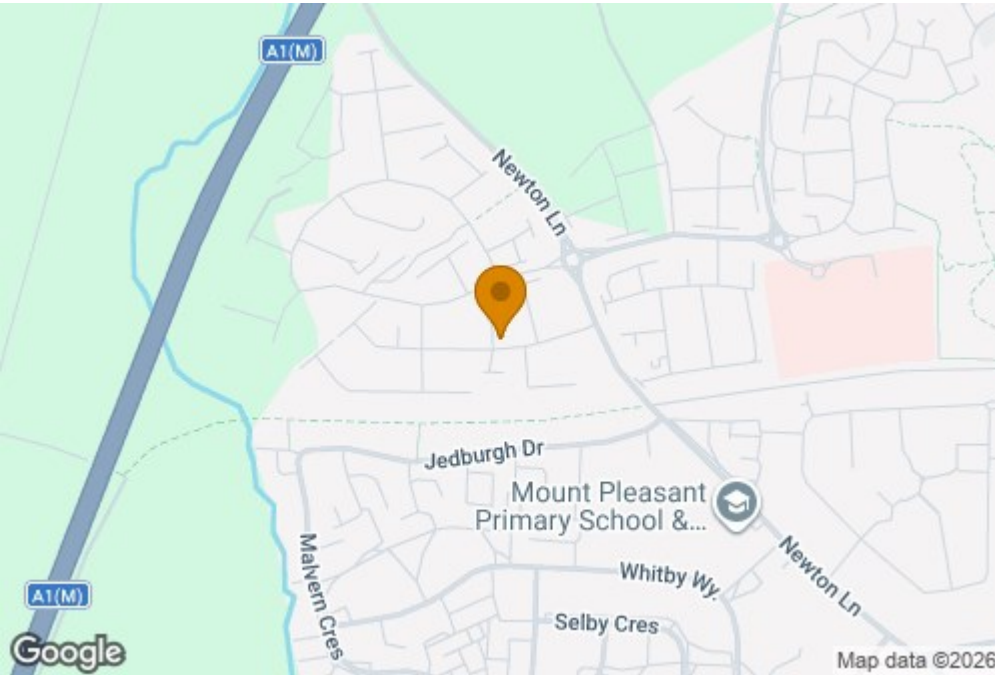


Approximate total area⁽¹⁾
722 ft²
67.1 m²

(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.

GIRAFFE 360



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B	81	
(69-80)	C		
(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	