



Estoril Road South, DL1 4SN
2 Bed - House - Semi-Detached
£120,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Estoril Road South, DL1 4SN

*** NO CHAIN SALE ***

For sale, this ideal two bedroom semi-detached house, situated within the Firthmoor area of Darlington. Situated close to local amenities, schooling, and good transport links, making this an ideal home for a first time buyer or investor looking for a buy-to-let.

The property briefly comprises of; entrance hall, good sized living /dining room and a spacious kitchen. The first floor provides a landing, with large storage cupboard, separate wc, two generous sized double bedrooms and a family wet room.

Externally, the property has a block paved drive and garden to the front, whilst providing a low maintenance garden to the rear.

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

GROUND FLOOR

Entrance Hall

3'6" x 5'9" (1.08m x 1.76m)

Living / Dining Room

9'10" x 18'4" (3.02m x 5.60m)

Kitchen

9'7" x 12'1" (2.93m x 3.70m)

FIRST FLOOR

Landing

2'8" x 7'11" (0.82m x 2.42m)

Separate WC

2'7" x 4'3" (0.80m x 1.31m)

Bedroom 1

13'11" x 9'4" (4.25m x 2.87m)

Bedroom 2

14'0" x 8'8" (4.28m x 2.65m)

Bathroom

5'7" x 4'3" (1.71m x 1.31m)





Ground Floor



Floor 1



Approximate total area[®]
691 ft²
64.3 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		
(81-91) B		
(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

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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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