



Longfield Road, DL3 0HU
2 Bed - House - Mid Terrace
£95,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Longfield Road, DL3 0HU

*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***
*** LARGE REAR GARDEN ***
*** MULTIPLE RECEPTION ROOMS ***

Located within the sought after Harrowgate Hill area of Darlington, this two bedroom mid-terraced house, close to local amenities and good schooling, making this an ideal purchase in our opinion for a first time buyer or a family.

The property briefly comprises of; living room, separate dining room, with French doors to a sunroom, modern fitted kitchen and downstairs shower room. Access from the garden attached to the property is a separate garden room, that could be converted into many uses.

The first floor provides a small landing with two large double bedrooms.

Externally, the property has a small garden to the front, with a generous size rear garden benefitting from lawn and patio areas, including a good sized rear garage allowing off-street parking.

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

*** Photos are for Marketing Purposes Only, viewing highly recommended. Contact Smith & Friends Darlington for further information. ***

GROUND FLOOR

Living Room

12'0" x 12'0" (3.66m x 3.67m)

Dining Room

12'0" x 13'11" (3.67m x 4.26m)

Sunroom

5'9" x 8'4" (1.76m x 2.56m)

Kitchen

4'11" x 12'7" (1.51m x 3.86m)

Downstairs Shower Room

4'11" x 6'3" (1.51m x 1.92m)

Garden Room

5'5" x 7'11" (1.66m x 2.43m)

FIRST FLOOR

Landing

2'8" x 2'0" (0.82m x 0.62m)

Bedroom 1

12'0" x 12'0" (3.66m x 3.67)

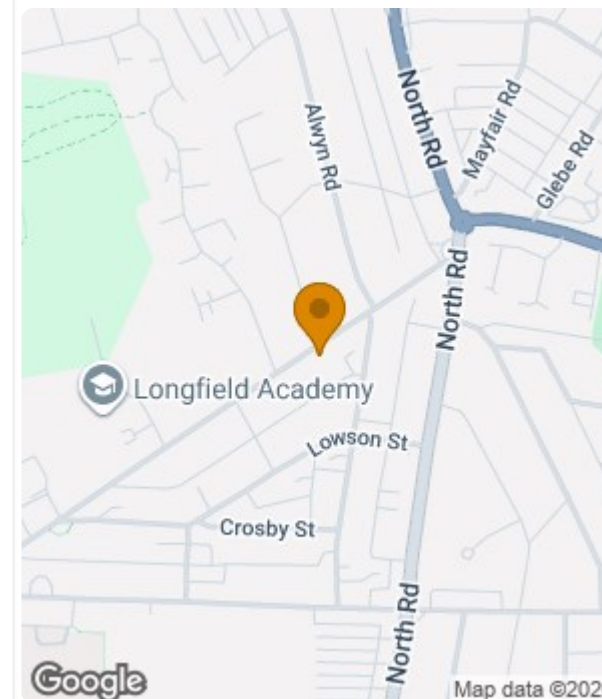
Bedroom 2

9'2" x 14'1" (2.80m x 4.30m)

DETACHED GARAGE

9'8" x 29'7" (2.97m x 9.02m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		60
(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.

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