



Oaklands Terrace, DL3 6AX
2 Bed - House - Mid Terrace
£105,000

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



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Oaklands Terrace, DL3 6AX

*** NO CHAIN SALE ***

Located in the popular Dene area of Darlington A SUPERB TWO BEDROOMED MID TERRACED HOUSE which has been considerably improved by the present occupier and is offered for sale in excellent decorative order throughout. Benefiting from a double storey rear extension, new kitchen, utility / Guest toilet and first floor shower room this property will certainly appeal to a variety of potential buyers. The layout comprises of: entrance vestibule, lounge, fitted kitchen, utility / guest toilet, with electric heated towel rail. The first floor provides a landing, with two double bedrooms and white and chrome shower room.

Externally, you will find there is and enclosed yard to the rear, with electric supply to the shed.

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door, door into lounge.

LOUNGE

13'1 x 13' (3.99m x 3.96m)
uPVC DG window to front, wall mounted electric fire, radiator and door to inner hallway.

INNER HALLWAY

Staircase to first floor landing.

KITCHEN

13' x 8'11 (3.96m x 2.72m)
Re Fitted with a range of modern "Shaker" style wall, base and drawer units with contrasting worktops. Inset sink and drainer with mixer tap. Four ring halogen hob with illuminating extractor and fan assisted oven. Space for fridge and freezer, storage cupboard, uPVC DG window to rear and radiator.

UTILITY / GUEST TOILET

Plumbing for washing machine, Low level WC. and wash hand basin with vanity storage. uPVC DG window, uPVC DG glass panelled door opening onto the rear yard.

FIRST FLOOR

LANDING

Loft access and access to both bedrooms and shower room.

BEDROOM (FRONT)

13'3 x 12'8 (4.04m x 3.86m)
uPVC DG window and radiator

BEDROOM (REAR)

9'5 x 8'10 (2.87m x 2.69m)
uPVC DG window, storage cupboard and radiator

SHOWER ROOM (FIRST FLOOR)

White and chrome suite with walk in shower, pedestal wash hand basin and low level WC. Co ordinated tiled walls, heated towel rail and uPVC DG window.





Ground Floor



Floor 1

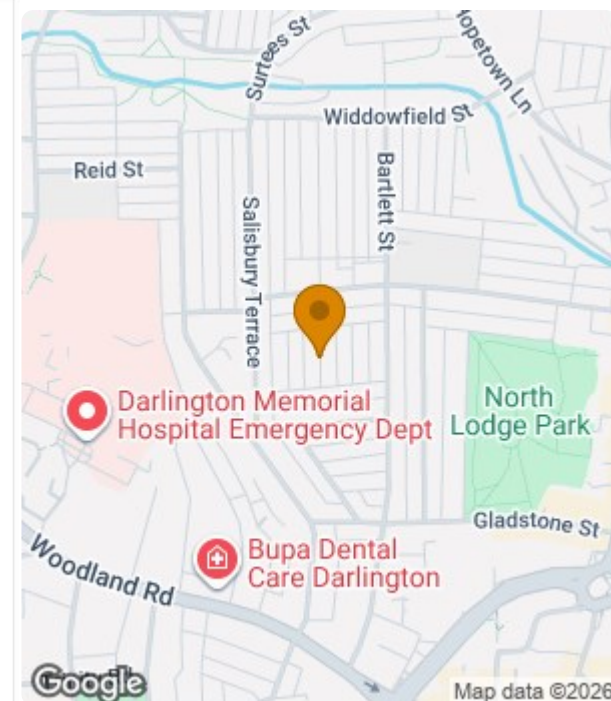
Approximate total area⁽¹⁾
715 ft²
66.3 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

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		77
(55-68) D		
(39-54) E	56	
(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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