

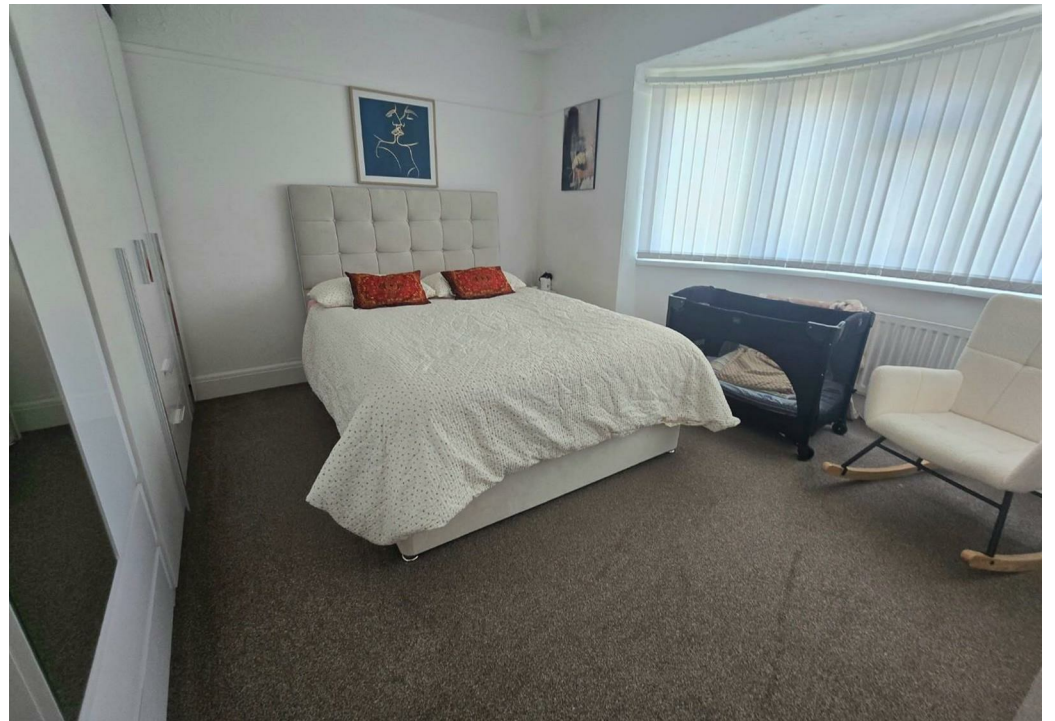


North Rise, Darlington, DL3 0LU
2 Bed - House - Semi-Detached
£125,000

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



SMITH &
FRIENDS
ESTATE AGENTS



North Rise, Darlington, DL3 0LU

*** NO CHAIN SALE ***

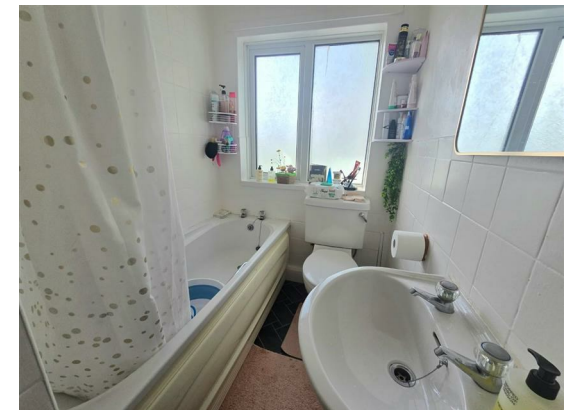
Beautifully presented two bedroom semi-detached property located on this quiet cul-de-sac off Cumberland Street in the Harrowgate Hill area of Darlington which lies within easy reach of the Morrison's and Asda supermarkets along with transport links to the A1M and A66.

In brief the property comprises of; Entrance Hallway, Living Room, Separate Dining Room, and a Fitted Kitchen to the rear.

The First Floor provides a Landing, with Two Good Size Bedrooms and a Family Bathroom/W.C..

Externally, the property has gardens to both front and rear providing an excellent place to relax during those warmer months.

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



GROUND FLOOR

Entrance Hall

6'0" x 3'1" (1.84m x 0.94m)

Living Room

10'9" x 12'3" (3.30m x 3.75m)

Dining Room

9'4" x 13'11" (2.87m x 4.26m)

Kitchen

11'4" x 6'11" (3.46m x 2.11m)

FIRST FLOOR

Landing

3'0" x 5'0" (0.93m x 1.53m)

Bedroom 1

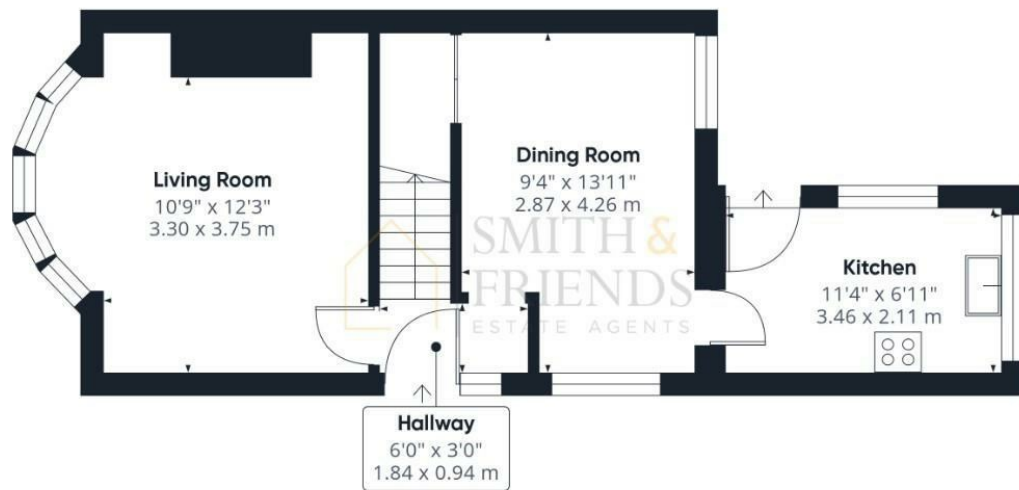
10'10" x 14'0" (3.31m x 4.29m)

Bedroom 2

9'7" x 8'8" (2.93m x 2.65m)

Family Bathroom

5'4" x 4'11" (1.64m x 1.51m)



Ground Floor



Floor 1

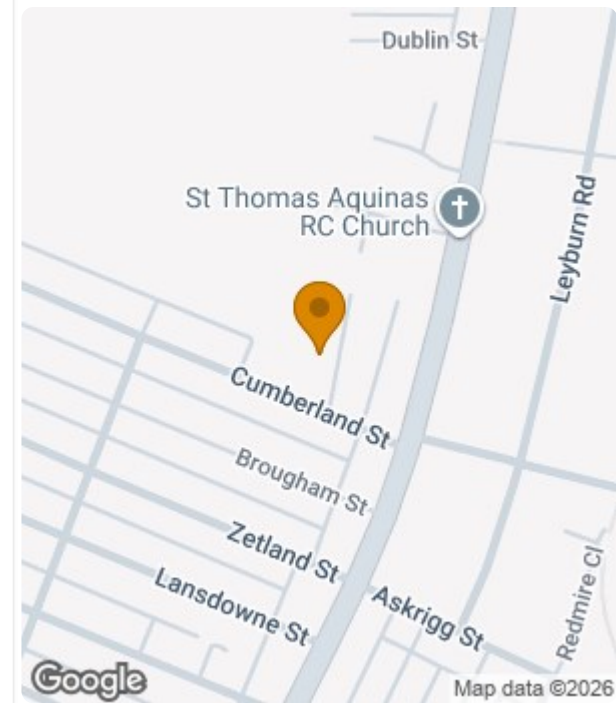


Approximate total area¹⁾
733 ft²
68 m²

(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		61	78
(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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