



Meldon Close, Darlington, DL1 2BB
3 Bed - House - Semi-Detached
£175,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Meldon Close, DL1 2BB

*** NO CHAIN SALE ***
*** IDEAL FAMILY HOME ***

A well presented three-bedroom semi-detached home, ideally located in the ever-popular Haughton area of Darlington.

Perfectly positioned close to a range of local amenities, this attractive property offers comfortable and well-appointed living space throughout, enhanced by gas central heating and double glazing.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious and versatile living/dining room, ideal for both relaxing and entertaining. A well-equipped fitted kitchen is complemented by the added convenience of a separate utility room.

To the first floor, the property offers three well-proportioned bedrooms, including a generous master bedroom with built-in wardrobes, along with a modern family bathroom.

Externally, the home benefits from pleasant gardens to both the front and rear, providing excellent outdoor space for families and entertaining. There is also a single integral garage and a private driveway, offering off-road parking.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.
Call For further information or to arrange a viewing, please contact Smith & Friends Estate Agents, Darlington.



GROUND FLOOR

Entrance Hall

Living / Dining Room
22'10" x 12'2"

Kitchen
9'8" x 8'2"

Utility
7'8" x 6'0"

FIRST FLOOR

Landing

Bedroom 1
12'5" x 9'3"

Bedroom 2
9'10" x 9'3"

Bedroom 3
8'5" x 7'10"

Family Bathroom
8'5" x 5'4"

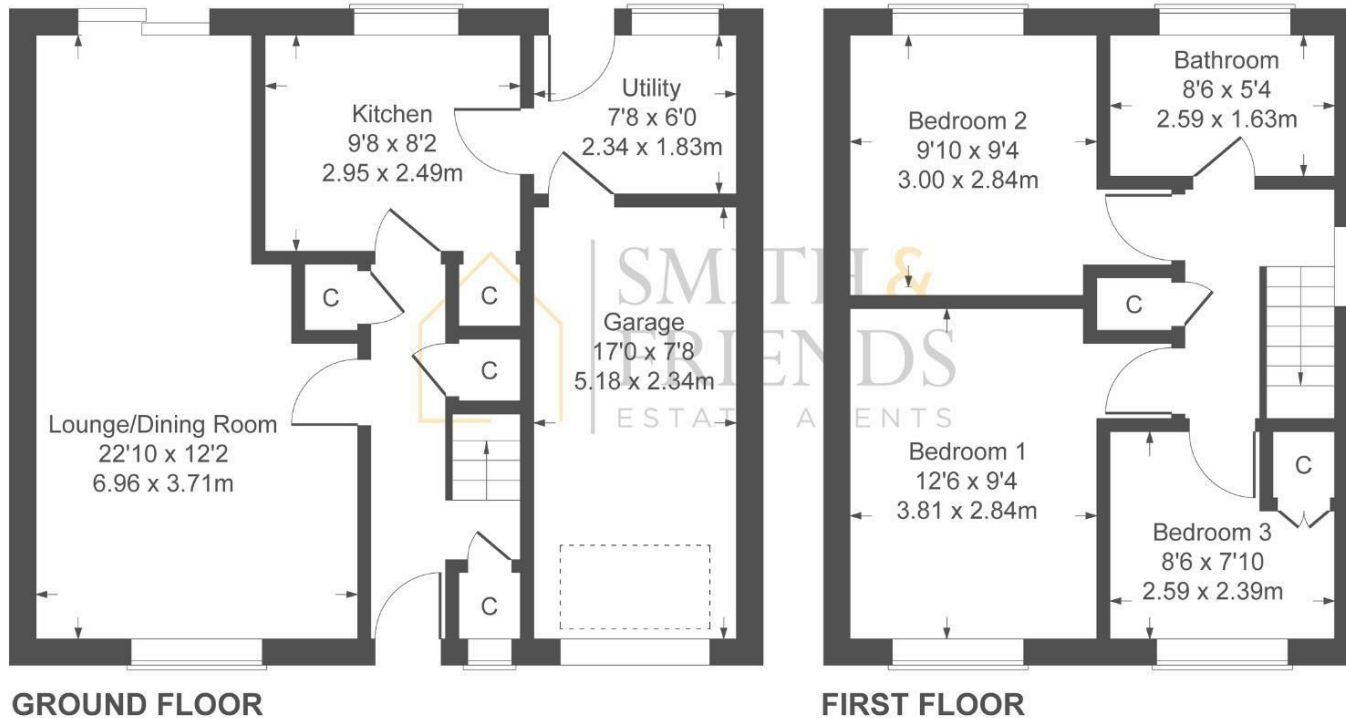
GARAGE
16'11" x 7'8"





Meldon Close

Approximate Gross Internal Area
1024 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	70	
(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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