

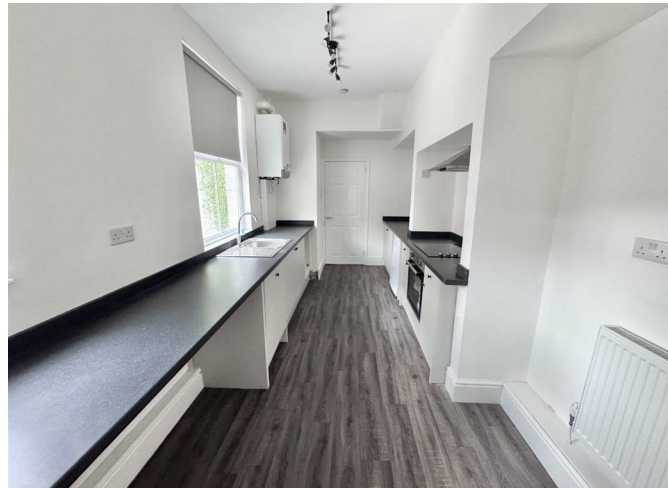
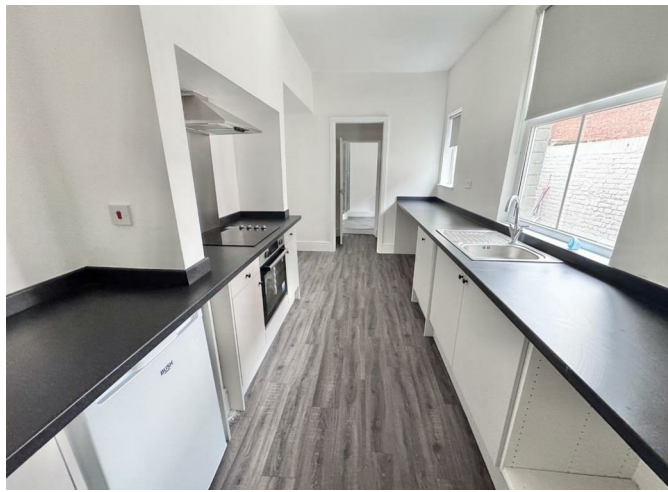


Clifton Road, DL1 5DX
3 Bed - House - Terraced
£122,500

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Clifton Road, DL1 5DX

*** NO CHAIN SALE ***
*** TWO SELF-CONTAINED APARTMENTS WITHIN ONE PROPERTY ***

On the market within the sought after South Park area of Darlington, this freehold property, has been converted into two self-contained apartments, but still used as one whole property. Conveniently located a short walking distance of Darlington's Town centre, with good transport links throughout the region via the A1M and the A66.

To the ground floor there is communal hallway. In brief comprising of an hallway, a living room, fitted kitchen with separate utility area, one bedroom and a bathroom to the rear.
To the first floor there is an apartment comprising of a hallway / landing, a living room, two bedrooms, fitted kitchen and a shower room.

This property would be a great investment for any landlord or a family, wanting to restore the property back to its original large family home.

EXTERNALLY, the property has on-street parking and a rear yard.

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



GROUND FLOOR FLAT

Communal Entrance Hall
8'2 x 4'4 (2.44m'0.61m x 1.22m'1.22m)

Lounge
14'2 x 13'10 (4.27m'0.61m x 3.96m'3.05m)

Inner Hall
12'10 x 2'10 (3.66m'3.05m x 0.61m'3.05m)

Bedroom
11'10 x 12'2 (3.35m'3.05m x 3.66m'0.61m)

Kitchen/ Dining Room
16'4 x 8'0 (4.88m'1.22m x 2.44m'0.00m)

Rear Lobby
8'0 x 3'2 (2.44m'0.00m x 0.91m'0.61m)

Shower Room// wc
8'10 x 5'2 (2.44m'3.05m x 1.52m'0.61m)

FIRST FLOOR FLAT

Hall/ Landing
Lounge
14'0 x 11'0 (4.27m'0.00m x 3.35m'0.00m)

Kitchen
8'8 x 8'0 (2.44m'2.44m x 2.44m'0.00m)

Bedroom 1
11'10 x 12'2 (3.35m'3.05m x 3.66m'0.61m)

Bedroom 2
8'6 x 7'2 (2.44m'1.83m x 2.13m'0.61m)

Shower Room/ wc
8'0 x 5'2 (2.44m'0.00m x 1.52m'0.61m)

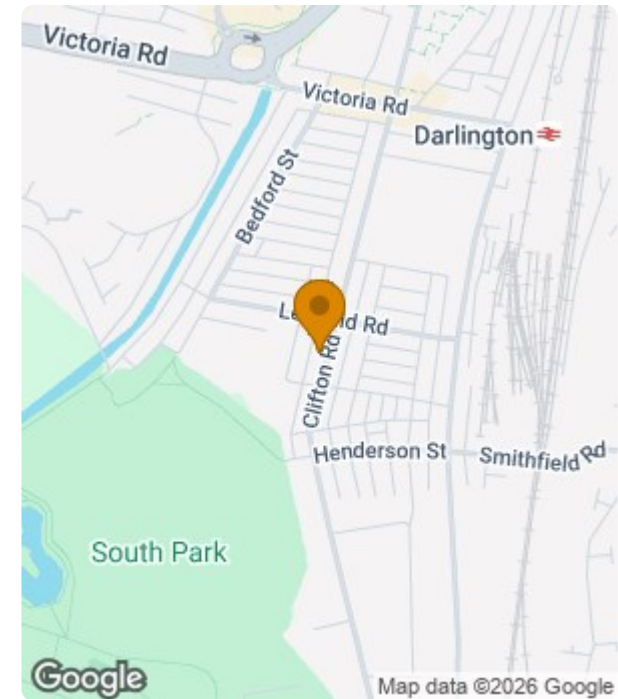


Clifton Road

Approximate Gross Internal Area
1336 sq ft - 124 sq m



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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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