



Kingsbury Mews, DL1 5UA
2 Bed - House - Semi-Detached
£145,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Kingsbury Mews, DL1 5UA

**** SEMI DETACHED HOUSE ****
**** TWO BEDROOMS ****
**** CLOSE TO THE SOUTH PARK ****
**** IDEAL FIRST PURCHASE OR BUY TO LET ****
**** OFF STREET PARKING ****
**** NO CHAIN ****

A two bedroom semi detached house located on a popular residential development off Parkside within walking distance of The South Park.

In good decorative order with the benefit of gas central heating and double glazing.

There is off street parking to the front and a good sized enclosed garden to the rear with artificial lawn, paved patio area and timber garden shed. The rear garden is not directly overlooked.

No onward chain.

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

In our opinion the property would appeal to a variety of buyers including a first time buyer or landlord/ investor looking for a buy to let property.

The accommodation comprises: Entrance Porch, spacious Lounge with laminate flooring and staircase to the first floor, fitted Kitchen/ Dining Room with built in oven and hob, Landing, two Bedrooms - one with fitted wardrobes and Bathroom/ wc with modern white suite and wall shower.

GROUND FLOOR

Entrance Porch

Lounge

14'8 x 12'6 narrowing to 9'10 (4.27m'2.44m x 3.66m'1.83m narrowing to 2.74m'3.05m)

Kitchen/ Dining Room

12'6 x 7'8 (3.66m'1.83m x 2.13m'2.44m)

FIRST FLOOR

Landing

Bedroom 1

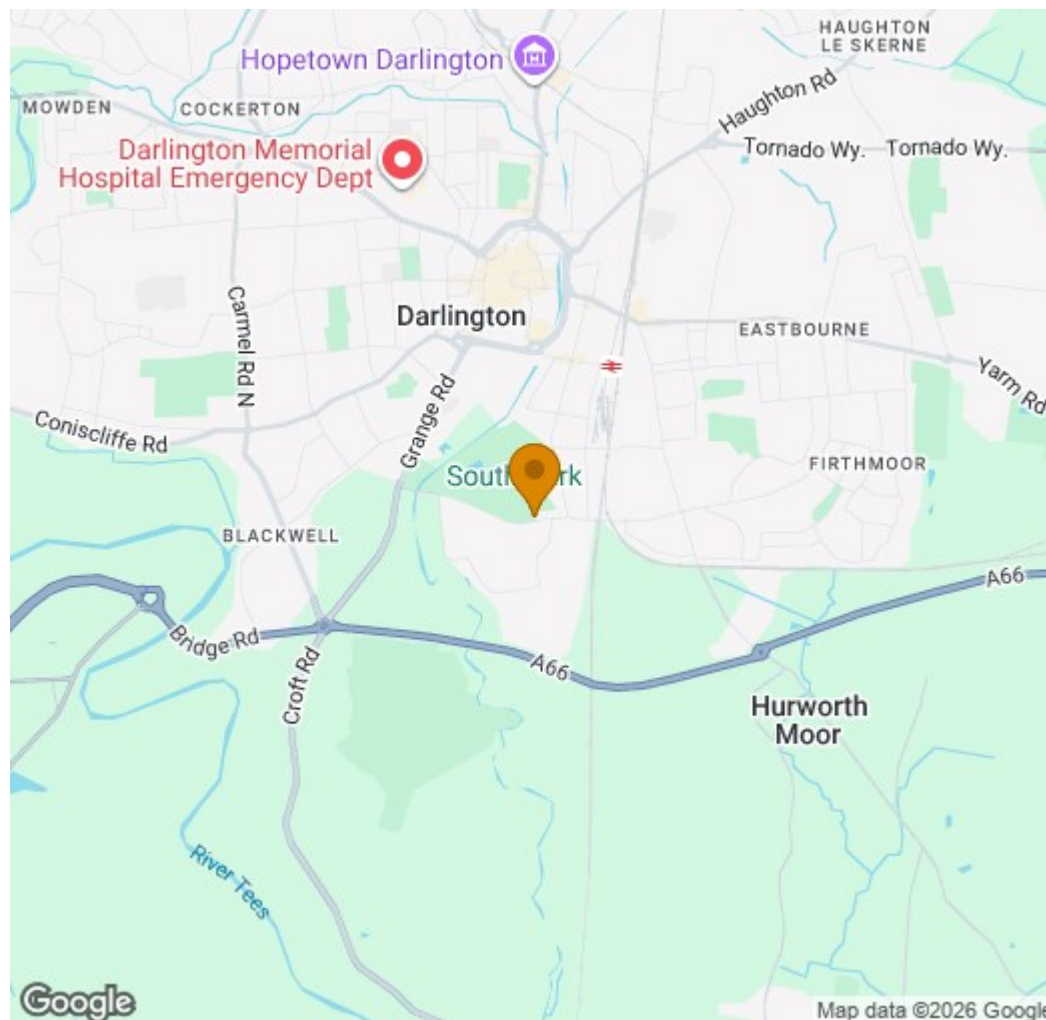
11'6 x 9'2 increasing to 12'6 (3.35m'1.83m x 2.74m'0.61m increasing to 3.66m'1.83)

Bedroom 2

11'0 x 6'10 (3.35m'0.00m x 1.83m'3.05m)

Bathroom/ wc

7'8 x 5'4 (2.13m'2.44m x 1.52m'1.22m)

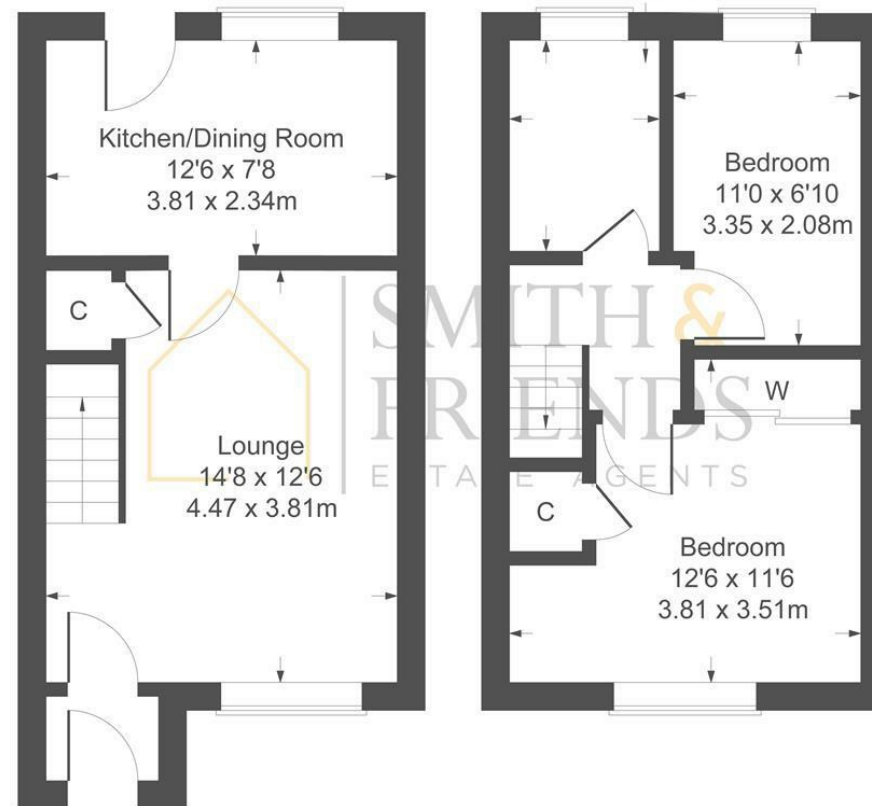


Kingsbury Mews

Approximate Gross Internal Area

585 sq ft - 54 sq m

Bedroom
7'8 x 5'4
2.34 x 1.63m



GROUND FLOOR

FIRST FLOOR

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		
(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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