



**\*\* TWO BEDROOM TERRACE \*\*\*\* KITCHEN/DINER \*\***  
**\*\* CLOSE TO LOCAL AMENITIES \*\*\*\* REAR COURTYARD \*\*\*\* POPULAR LOCATION \*\***

Well presented, two bed property, located in the popular Harrogate Hill area of Darlington. The property lies within easy reach of the town centre and transport links to the A1(M) and A66.

The property benefits from GAS CENTRAL HEATING together with DOUBLE GLAZING. There is a fitted kitchen including split level cooking facilities and a bathroom/w.c. to the first floor. This property would be an ideal home for a young couple or small family. It is located close to local shops and amenities and is within walking distance of an open park area. Darlington town centre is a 10 - 15 minute drive.

Comprises: lounge, kitchen/diner, two bedrooms to the first floor, bathroom/w.c and a rear yard.

**Lansdowne Street, Darlington, DL3 0NJ**

**2 Bedroom - House - Terraced**

**£525 PCM**

**EPC Rating: D**

**Tenure:**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Lansdowne Street, Darlington, DL3 0NJ



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	