



**** BEAUTIFULLY REFURBISHED ** ** OPEN PLAN LOUNGE/DINER ** ** GARAGE **
**** CONTEMPORARY KITCHEN ** ** MODERN BATHROOM ** ** POPULAR LOCATION ******

Smith and friends are delighted to bring to the market this beautifully presented three bed semi detached property. Situated in the ever popular Harrogate Hill area of Darlington the property which benefits from having gas central heating and uPVC double glazing has been beautifully refurbished to include Oak internal doors, contemporary kitchen and modern bathroom.

The property lies close to local amenities, including shops, supermarkets, pub and schools. Good transport links to the A1(M), A66 and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.

Council tax band B Freehold basis. EPC Band C.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Princess Road, Darlington, DL3 0AX

3 Bed - House - Semi-Detached

£165,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Princess Road, Darlington, DL3 0AX



GROUND FLOOR

An entrance vestibule with double internal doors leads into a spacious, light and airy open plan lounge/diner featuring open staircase to the first floor and sliding patio doors off the dining area accessing the rear garden. The beautifully refurbish shaker style kitchen which features LVT flooring and spotlights comprises of a range of units with contrasting worktops and integrated appliances including electric oven, hob, extractor, microwave and fridge freezer. Additionally there is plumbing for an automatic washing machine.



FIRST FLOOR

A light and bright landing area benefitting from having loft access leads to three good sized bedrooms and bathroom. There are two double bedrooms with the master featuring fitted wardrobes and a single bedroom with cupboard and fitted wardrobe. The well appointed family bathroom comprises of a bath with overhead shower, vanity wash hand basin, low level w.c., heated towel rail and spotlights.



EXTERNALLY

To the front of the property the low maintenance garden features an artificial lawn and driveway leading to a garage with electric up and over door. A side gate leads to the enclosed South facing rear garden, again featuring an artificial lawn and patio making it an ideal space to relax in the warmer months.

ENTRANCE VESTIBULE

LOUNGE/DINER

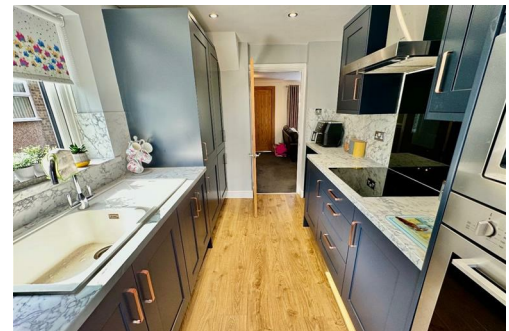
16'7" x 12'10" (5.07m x 3.93m)

DINING AREA

8'9" x 10'8" (2.67m x 3.27m)

KITCHEN

7'6" x 10'4" (2.29m x 3.16m)



FIRST FLOOR LANDING

BEDROOM

13'5" x 9'10" (4.09m x 3.02m)

BEDROOM

9'10" x 10'9" (3.02m x 3.29m)

BEDROOM

6'6" x 10'2" (1.99m x 3.11m)



FAMILY BATHROOM/W.C.

6'3" x 6'1" (1.91m x 1.86m)

FRONT EXTERNAL

REAR GARDEN

GARAGE

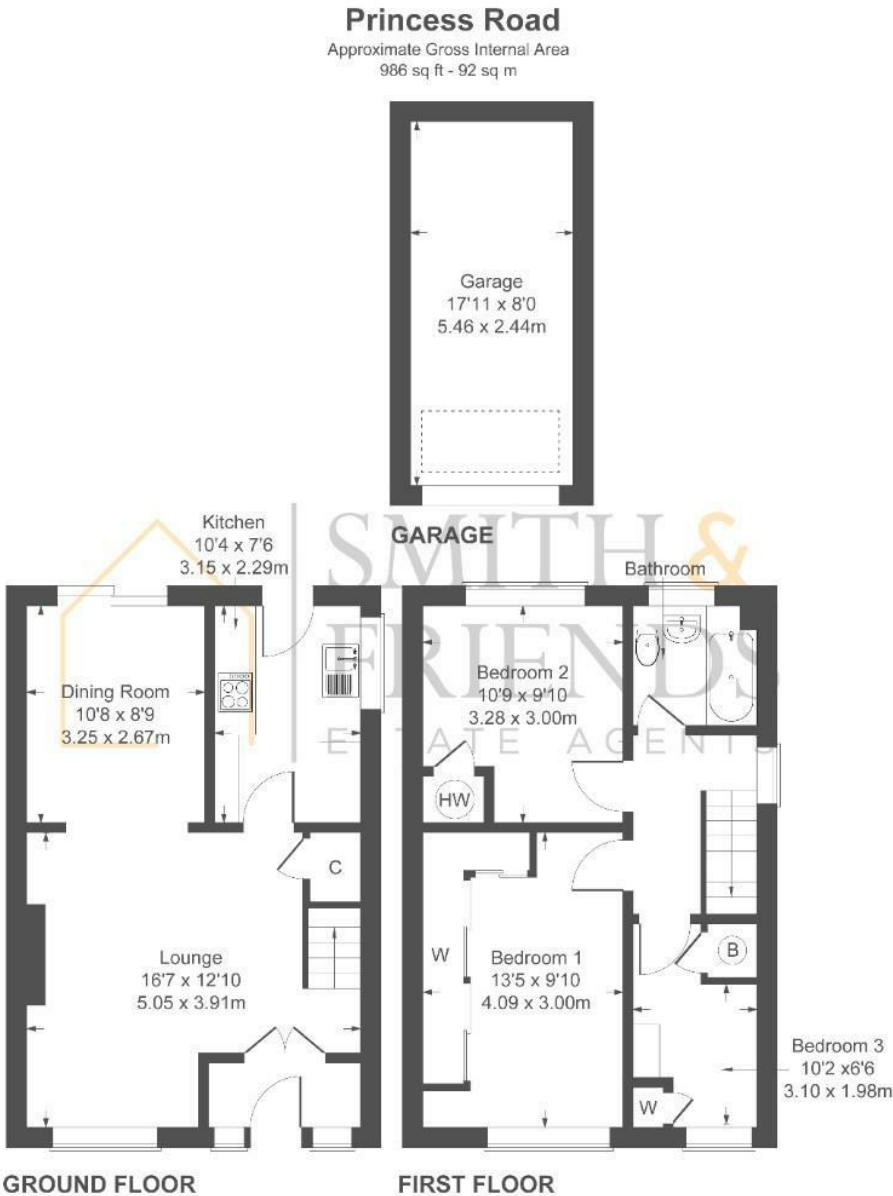
17'11" x 8'0" (5.48m x 2.46m)



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Not to Scale. Produced by The Plan Portal 2024
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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