



**\*\* OPEN TO OFFERS \*\* \*\* GROUND FLOOR EXTENSION \*\* \*\* QUIET CUL DE SAC \*\***

**\*\* FIRST TIME BUY or INVESTMENT OPPORTUNITY \*\* \*\* VIEWINGS STRONGLY RECOMMENDED \*\***

Located in the popular Albert Hill area of Darlington we have pleasure in marketing this well presented, two bedroom semi detached property. Conveniently positioned within a short drive to the town centre and convenient transport links to the A1(M) & A66. It is in good decorative order with nicely presented kitchen and bathroom, plus fantastic garden room extension and useful utility area. Significant improvements have also been made to the garage now featuring a window and door to the front whilst still retaining the garage door.

Please Note: Council Tax Band B. Freehold basis. EPC Band C

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

**Bowes Court, Darlington, DL1 2HL**

**2 Bed - House - Semi-Detached**

**£154,995**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Bowes Court, Darlington, DL1 2HL



## GROUND FLOOR

Entrance hall, lounge with modern electric fire, open spindle balustrade leading to the first floor, useful under stairs storage cupboard and ground floor w.c Kitchen diner providing a good range of units with granite work surfaces and integrated appliances comprises gas hob, electric oven, fridge, and freezer. Through the kitchen is the fantastic garden room extension opening to the garden. Also allowing access to a utility area and store room (former garage).

## FIRST FLOOR

Landing with hatch allowing loft access, two bedrooms both with built-in wardrobes and a bathroom with white suite.

## EXTERNALLY

Generous block paved driveway to the front allowing parking for multiple vehicles leading to the converted garage which still has the up and over garage door benefiting from lighting and power. It is ideal for storage with a door and window to the front and utility area to the rear.

The rear garden has a nice sense of privacy considered relatively low maintenance enjoying a private seating/decked area and garden shed.

## ENTRANCE HALL

## LOUNGE

14'2x12' (4.32mx3.66m)

## GROUND FLOOR W.C.

## KITCHEN

12'x9'2 (3.66mx2.79m)

## GARDEN ROOM

12'1x9'11 (3.68mx3.02m)

## FIRST FLOOR LANDING

## BEDROOM

12'x11'3 (3.66mx3.43m)

## BEDROOM

12'x7'10 (3.66mx2.39m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN

## GARAGE

10'9x9'5 (3.28mx2.87m)

## UTILITY AREA

9'5x4'6 (2.87mx1.37m)

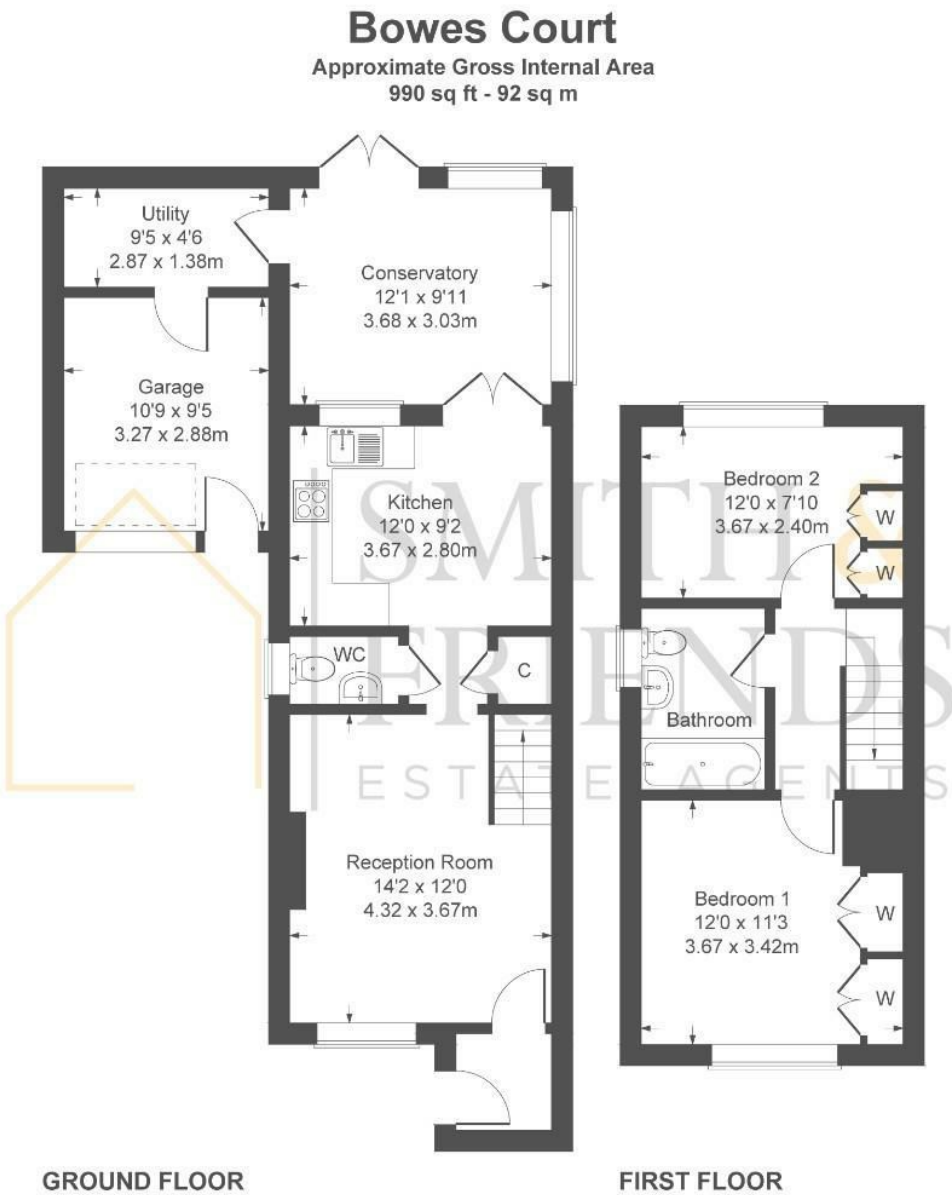


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Not to Scale. Produced by The Plan Portal 2024  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out 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) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>73</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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