



**\*\* BEAUTIFULLY PRESENTED \*\* \*\* LARGE KITCHEN/DINER \*\* \*\* REAR GARDEN \*\***  
**\*\* POPULAR LOCATION \*\* \*\* CLOSE TO LOCAL AMENITIES \*\* \*\* GOOD TRANSPORT LINKS \*\***

Smith & Friends have pleasure in bringing this spacious three bed family home to the market. Situated in the ever popular Eastbourne area of Darlington, this light and bright home benefits from having uPVC double glazing and gas central heating. The property lies close to local amenities including, shops, supermarket, retail park and schooling and is only a short drive to the town centre. Good transport links to the A66, A1(M) and train station are within easy reach.

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

Please Note: Council tax band B. Freehold basis.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Estoril Road, Darlington, DL1 4ND**

**3 Bed - House - Semi-Detached**

**Offers In The Region Of £160,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

A welcoming light and airy hallway benefitting from laminate flooring features a beautiful solid Oak and glass balustrade and leads to a well proportioned lounge featuring a large bay window. The generously proportioned kitchen which benefits from an under stairs storage cupboard comprises a range of wall and base units, contrasting worktops and integrated appliances including electric oven, induction hob and extractor. Additionally there is space for a fridge freezer and plumbing for a washing machine. The spacious dining area has ample space for a large dining table and features doors leading into the rear garden, making it a great space to entertain.

## FIRST FLOOR

An airy landing area leads to three good sized bedrooms and family bathroom. There are two well proportioned double bedrooms and a good sized single. The beautifully appointed bathroom comprises of a bath with overhead shower, wash hand basin and low level w.c.

## EXTERNALLY

To the front of the property there is a driveway and small low maintenance garden. A side gate leads to a large brick store and enclosed lawned rear garden benefitting of a small play area and features raised sleeper beds and patio area making it an ideal space to relax in the Summer months.

## HALLWAY

## LOUNGE

12'2" x 12'5" (3.72m x 3.81m)

## KITCHEN

18'8" x 13'6" to 8'0" (5.71m x 4.12m to 2.45m)

## FIRST FLOOR LANDING

## BEDROOM

10'5" x 12'5" (3.20m x 3.81m)

## BEDROOM

10'6" x 11'11" (3.22m x 3.64m)

## BEDROOM

7'8" x 8'6" (2.36m x 2.60m)

## BATHROOM/W.C.

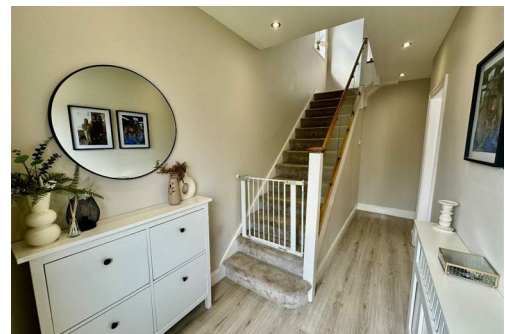
7'6" x 7'0" (2.30m x 2.14m)

## FRONT EXTERNAL

## REAR GARDEN

## GARAGE

8'11" x 13'5" (2.74m x 4.10m)




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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>		
(81-91) <b>B</b>		
(69-80) <b>C</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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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