



Smith and Friends are pleased to offer for Sale this well maintained two double bedroom Semi detached house located close to all local amenities, bus routes and easy access into Darlington Town centre. The accommodation comprises entrance hall, lounge, kitchen. To the first floor are two double bedrooms, bathroom. Outside there are gardens to the front and rear with off street parking for a number of vehicles. Offered with no upward chain. The property is currently tenanted at £450 pcm. Viewings strictly by appointment only.

**Milton Street, Darlington, DL1 4ET**

**2 Bedroom - House**

**£100,000**

**EPC Rating: D**

**Tenure:**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Milton Street, Darlington, DL1 4ET



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			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(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	