



**** IDEAL INVESTMENT OPPORTUNITY ** ** NO ONWARD CHAIN ** ** REAR GARDEN **
** GOOD TRANSPORT LINKS ** ** CLOSE TO LOCAL AMENITIES ****

Smith and friends are delighted to offer for sale this spacious two semi detached property. Situated in the Springfield area of Darlington, the property requires some modernisation and benefits from uPVC double glazing and gas central heating.

Local amenities including, shops, supermarkets and schooling are close by, with good transport links to the A1(M), A66 and train station being within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be appreciate the potential of this home.

Early viewing is recommended.

Please Note: Council tax band A. Freehold basis.

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

Gilsland Crescent, Darlington, DL1 2QT

2 Bed - House - Semi-Detached

Offers In The Region Of £110,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Gilsland Crescent, Darlington, DL1 2QT



GROUND FLOOR

An entrance hall benefitting from an under stairs storage cupboard leads to a spacious dual aspect lounge and good sized kitchen/diner comprising of a range of wall and base units with integrated gas oven and hob, extractor, space for fridge freezer and plumbing for washing machine.

FIRST FLOOR

The light and bright landing area benefits from having loft access and storage cupboard. There are two generously sized double bedrooms, wet room comprising of a shower and wash hand basin and a separate w.c.

EXTERNALLY

To the front of the property the garden is laid to lawn, whilst the good sized, enclosed rear garden benefits from being South facing.

ENTRANCE HALL

LOUNGE

9'10" x 18'4" (3m x 5.59m)

KITCHEN

9'6" x 12'1" (2.92m x 3.70m)

FIRST FLOOR LANDING

BEDROOM

14'2" x 9'4" (4.32m x 2.85m)

BEDROOM

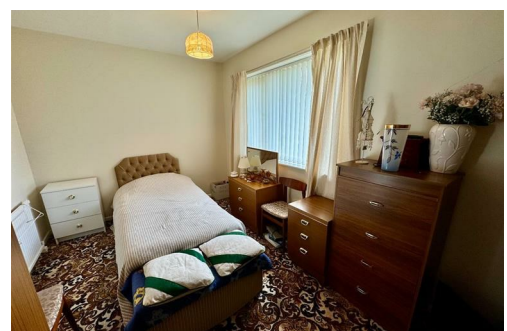
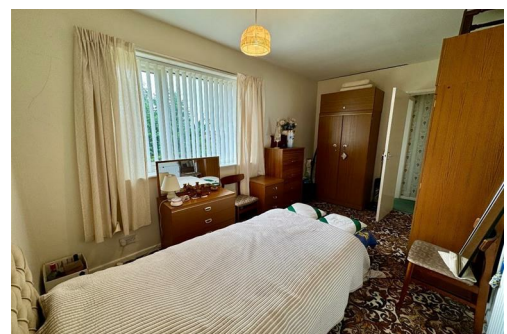
14'2" x 8'7" (4.33m x 2.63m)

WET ROOM

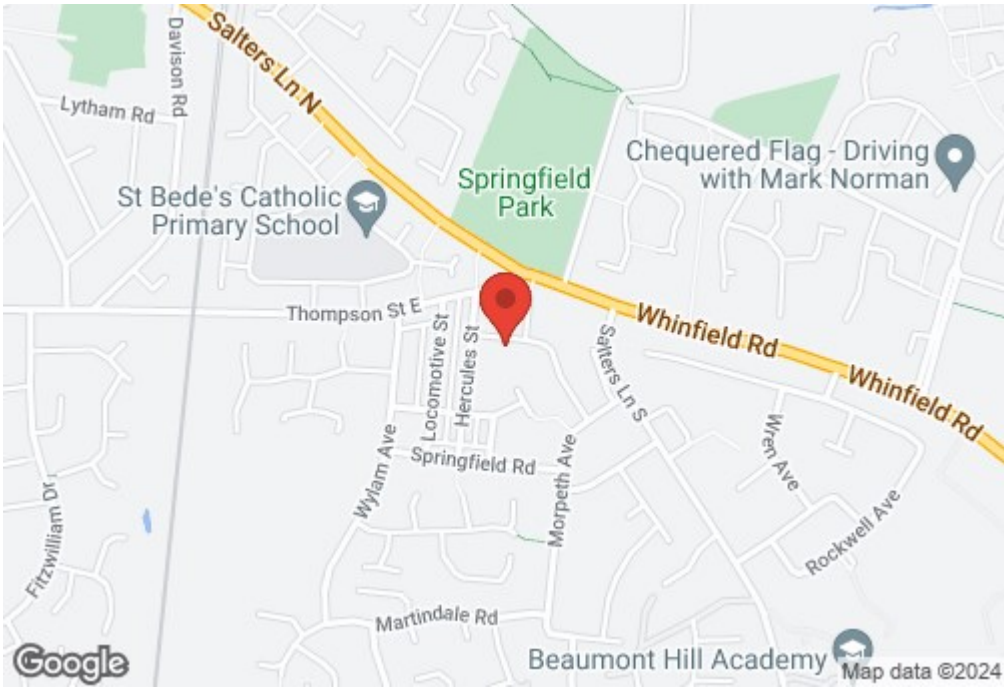
SEPARATE W.C.

FRONT EXTERNAL

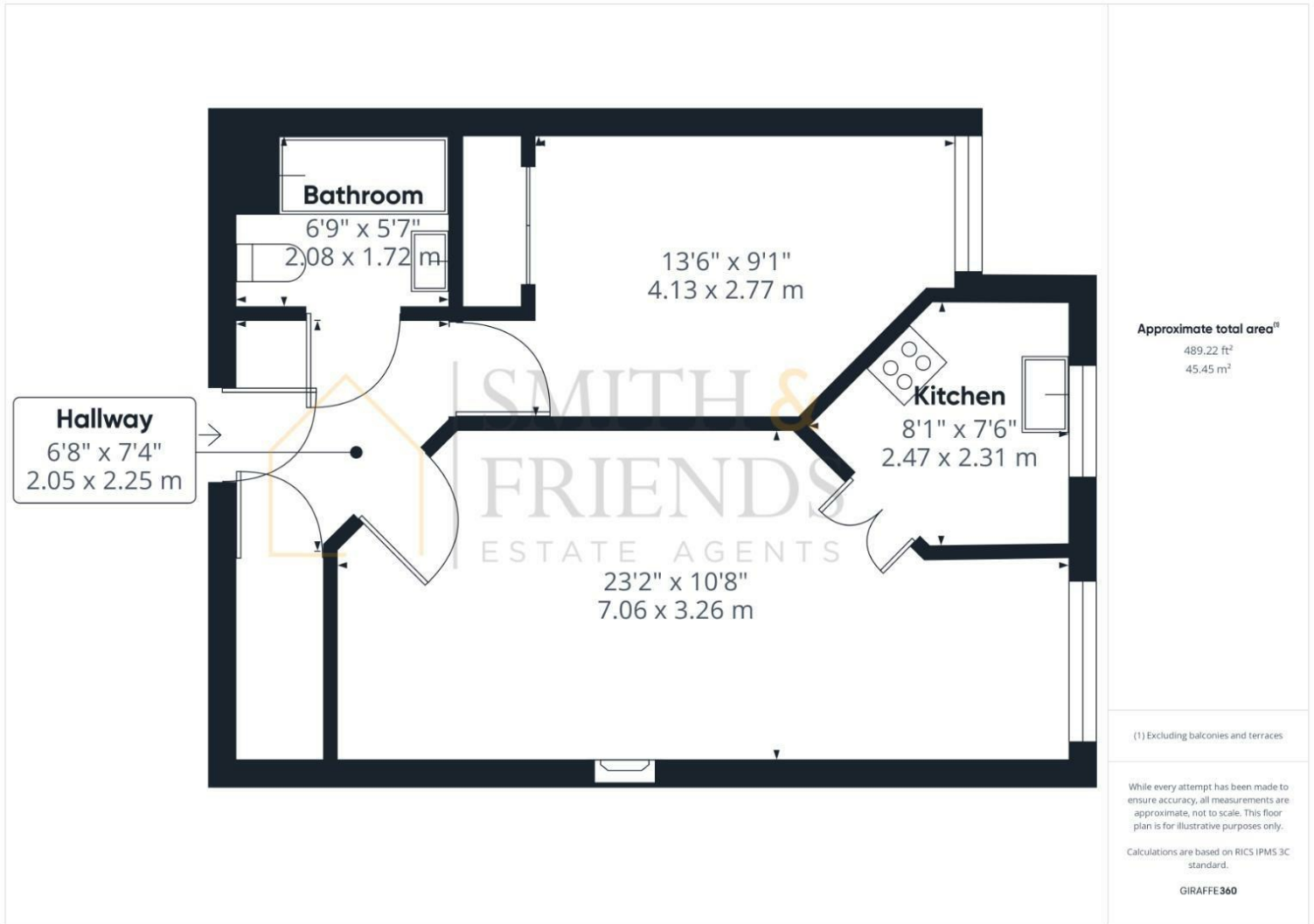
REAR GARDEN



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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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