



**\*\* WELL PRESENTED \*\* \*\* GARAGE TO REAR \*\* \*\*THREE BEDROOMS\*\*  
\*\* SOUTH FACING REAR GARDEN \*\* \*\* POPULAR MODERN DEVELOPMENT \*\*  
\*\* PRICED TO SELL \*\* \*\*TWO BATHROOMS\*\***

Spacious three bedroom/ two bathroom end terrace house suitable for a variety of buyers including first time buyers, families or investors.

Located on a recently constructed residential development in a popular residential area off McMullen Road within easy reach of local amenities.

In good decorative order throughout the accommodation briefly comprises: Entrance Hall, Lounge, Cloakroom/ wc, fitted Kitchen/ Dining Room with built in oven and hob, space for a table and chairs and french doors to the rear garden, Landing, three Bedrooms - master bedroom with en suite Shower Room/ wc and family Bathroom/ wc.

**Paton Way, Darlington, DL1 1LP**

**3 Bed - House - End Terrace**

**£162,500**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Paton Way, Darlington, DL1 1LP



To the rear of the property is a driveway and brick garage providing off street parking. Good sized south facing garden to the rear with patio area.

Please Note: Council tax band B. Freehold basis. EPC rating B.  
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

## GROUND FLOOR

Entrance Hall

Lounge  
13'10x12' (4.22mx3.66m)

Cloakroom/w.c.

Kitchen/ Dining Room  
15'4x9'4 (4.67mx2.84m)

## FIRST FLOOR

Landing

Bedroom 1  
9'2x9'8 increasing to 12' (2.79mx2.95m increasing to 3.66m)

En Suite Shower Room/w.c.  
5'8x5'6 (1.73mx1.68m)

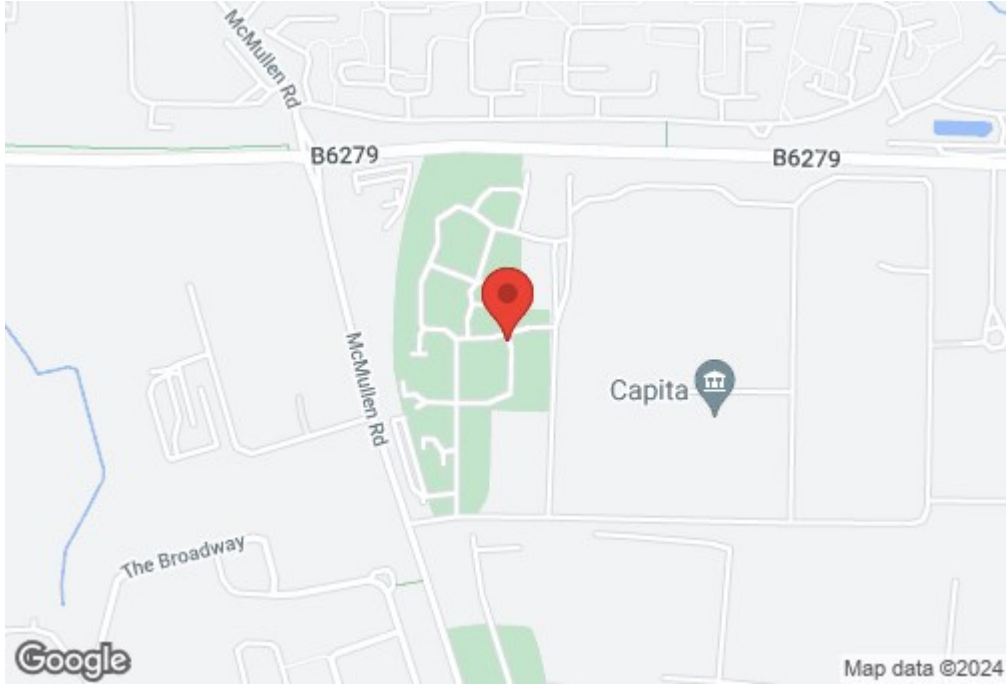
Bedroom 2  
10'10x8'6 (3.30mx2.59m)

Bedroom 3  
11'6x6'6 (3.51mx1.98m)

Bathroom/w.c.  
6'8x5'6 (2.03mx1.68m)

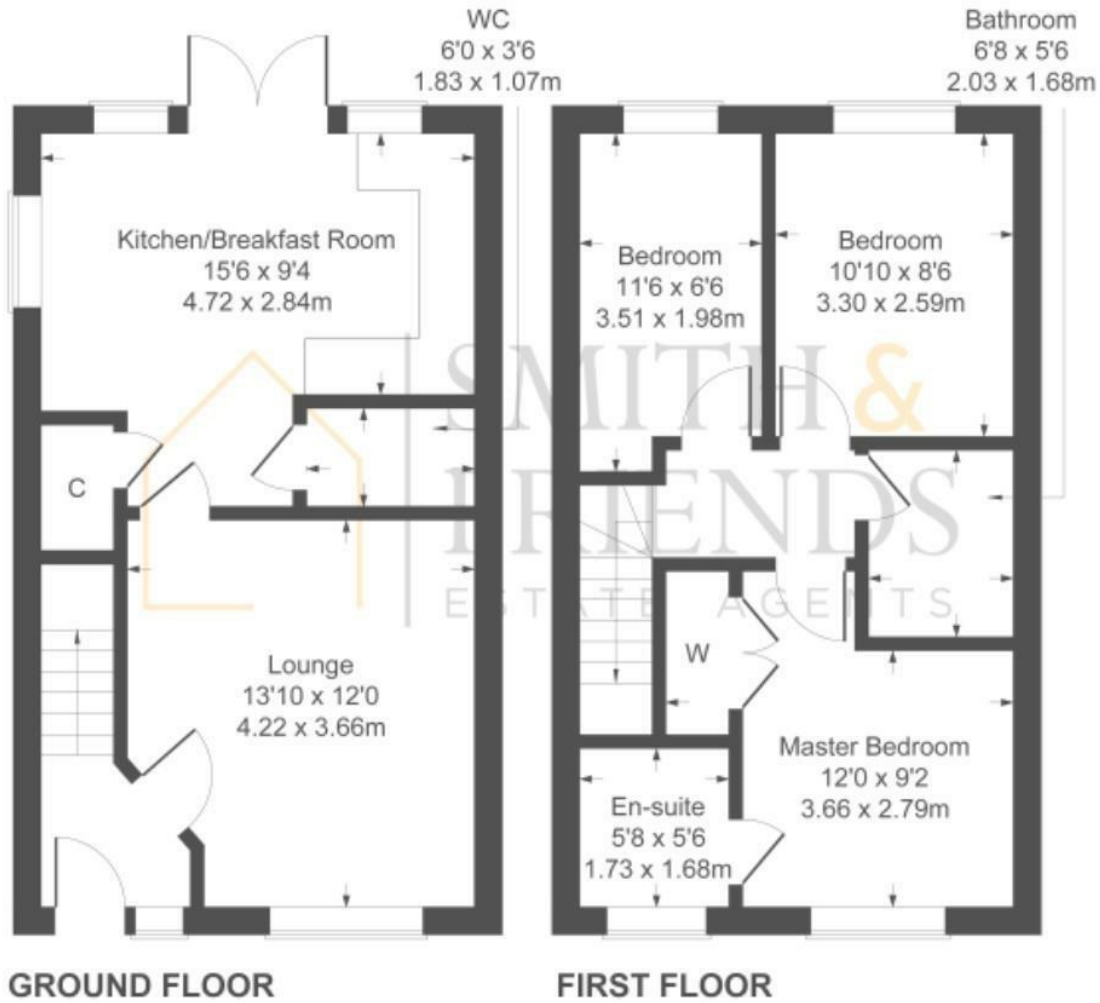


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# Paton Way

Approximate Gross Internal Area  
858 sq ft - 80 sq m



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
Very energy efficient - lower running costs			94
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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