



This charming Victorian one-bedroom end of terrace house is ideally located near the town centre, offering both character and convenience. Featuring period details throughout. The cozy living area boasts a feature fireplace and leads into a well-proportioned kitchen, while retaining a traditional feel. Upstairs, the spacious bedroom benefits from natural light, with ample room for storage. A stylish bathroom with Victorian-inspired fittings complements the home's character. Outside, a private courtyard garden offers a tranquil retreat, perfect for relaxing or entertaining. Located within walking distance to shops, cafes, and transport links, this house is perfect for those seeking the charm of Victorian architecture with the convenience of town centre living. Its end-of-terrace position provides additional privacy and natural light, making it an ideal home for individuals or couples

Please Note: Council Tax Band A. EPC Band D. Freehold basis.

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

Allan Street, Darlington, DL1 2LU

1 Bed - House - End Terrace

£65,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Allan Street, Darlington, DL1 2LU



Lounge  
14'7x8'9 (4.45mx2.67m)

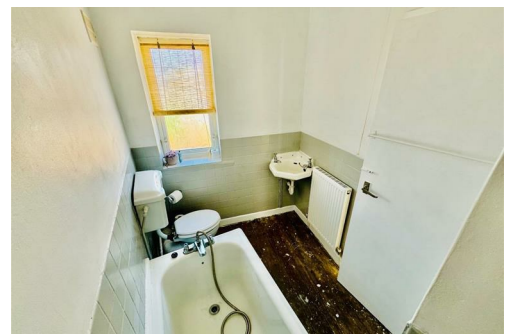
Kitchen  
6'4x12' (1.93mx3.66m)

Landing

Bedroom  
12'10x9'2 (3.91mx2.79m)

Bathroom  
8'4x5'7 (2.54mx1.70m)

Enclosed Rear Yard



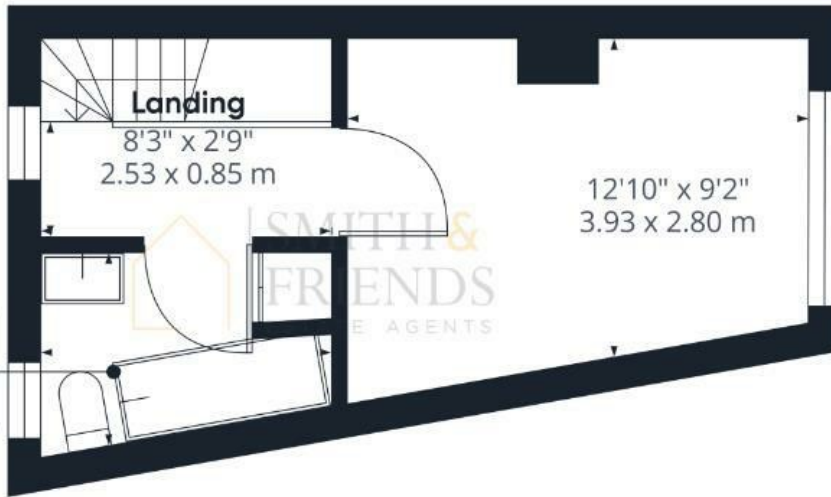
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
402.03 ft<sup>2</sup>  
37.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Bathroom**  
8'4" x 5'7"  
2.55 x 1.71 m

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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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