



**** SPACIOUS FAMILY HOME ** ** REAR GARDEN ** ** GOOD TRANSPORT LINKS TO A66 **
** GARAGE ** ** CONSERVATORY ****

We are pleased to be able to offer to the market this spacious four bedroom detached family home with stands on a good plot in a quiet cul de sac. Located on the popular Haughton Grange development which is within easy reach of local amenities and excellent transport links to the A66 and A1(M)

An internal viewing is recommended to appreciate the accommodation which comprises of an entrance hallway, living room, modern fitted kitchen with a good range of units and space for a dining area, conservatory, downstairs w.c., and a useful utility room. To the first floor there are four good size bedrooms and a family bathroom/w.c. with a modern white suite. Externally there is a spacious driveway leading to a garage and a rear garden with patio area.

Please Note: Council tax band D. Freehold basis.
Please contact Smith & Friends Estate Agents - Darlington to arrange a viewing

Guildford Close, Darlington, DL1 2XG

4 Bed - House - Detached

Offers In Excess Of £240,000

EPC Rating:

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Guildford Close, Darlington, DL1 2XG



ENTRANCE HALL

LOUNGE

KITCHEN/DINING AREA

UTILITY ROOM

GROUND FLOOR W.C.

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM

BEDROOM

BEDROOM

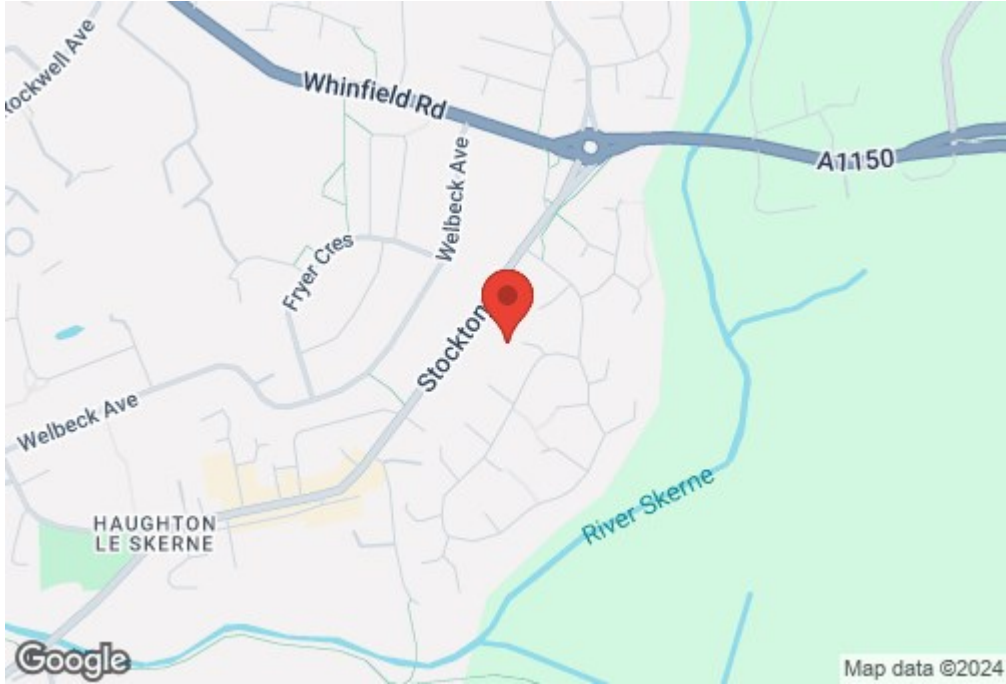
BEDROOM

BATHROOM/W.C.

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

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