



A larger style three bedroom mid terrace house located in the sought after Dene area of Darlington.

Offering family sized accommodation suitable for a variety of buyers with the benefit of gas central heating and double glazing.

The property requires modernisation and improvement but offers excellent potential.

Coniston Street is located off Brinkburn Road and Willow Road close to local shops, schools, regular bus services, attractive parkland and only a short drive from Cockerton Village and Darlington Town Centre.

The accommodation briefly comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom/w.c. Externally forecourt to the front and enclosed yard to the rear with carport.

Offered for sale with the benefit of no onward chain.

Please Note: Council Tax Band A. Freehold basis.  
Please contact Smith & Friends to arrange a viewing

**Coniston Street, Darlington, DL3 6DJ**

**3 Bed - House - Terraced**

**£125,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Coniston Street, Darlington, DL3 6DJ**



**GROUND FLOOR**

**Entrance Vestibule**

**Entrance Hall**

**Lounge**

**15' x 11'6 (4.57m x 3.51m)**

**Dining Room**

**15' x 8'8 (4.57m' x 2.64m)**

**Kitchen**

**10' x 6'4 (3.05m' x 1.93m)**

**First Floor Landing**

**Bedroom 1**

**13'0 x 8'2 (3.96m'0.00m x 2.44m'0.61m)**

**Bedroom 2**

**11'10 x 9'6 (3.35m'3.05m x 2.74m'1.83m)**

**Bedroom 3**

**9'6 x 6'8 (2.74m'1.83m x 1.83m'2.44m)**

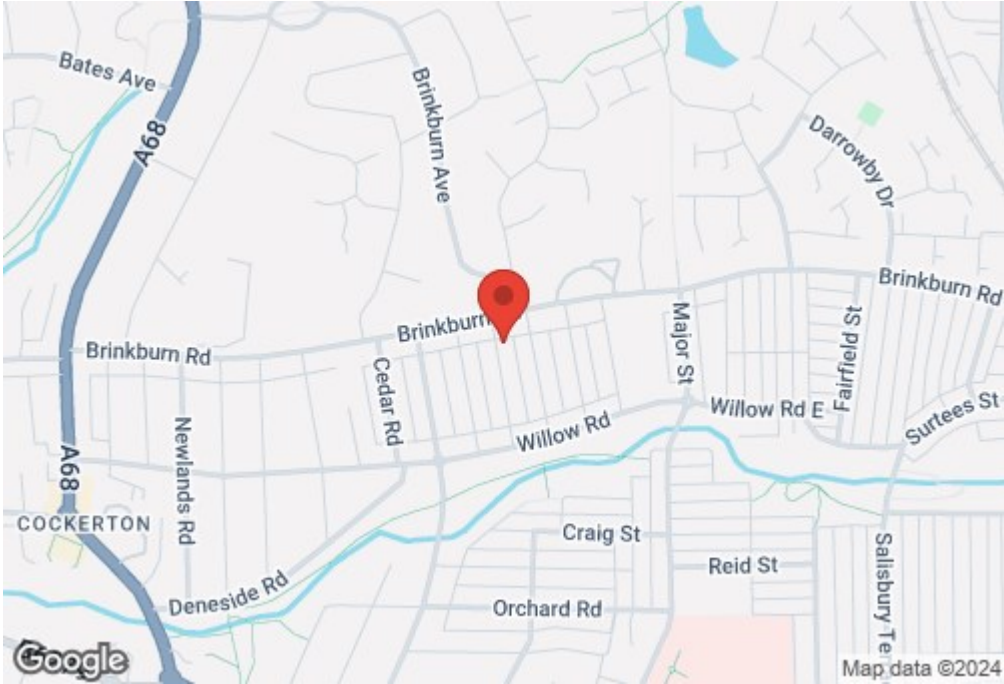
**Bathroom/ wc**

**6'0 x 5'0 (1.83m'0.00m x 1.52m'0.00m)**

**Front External**



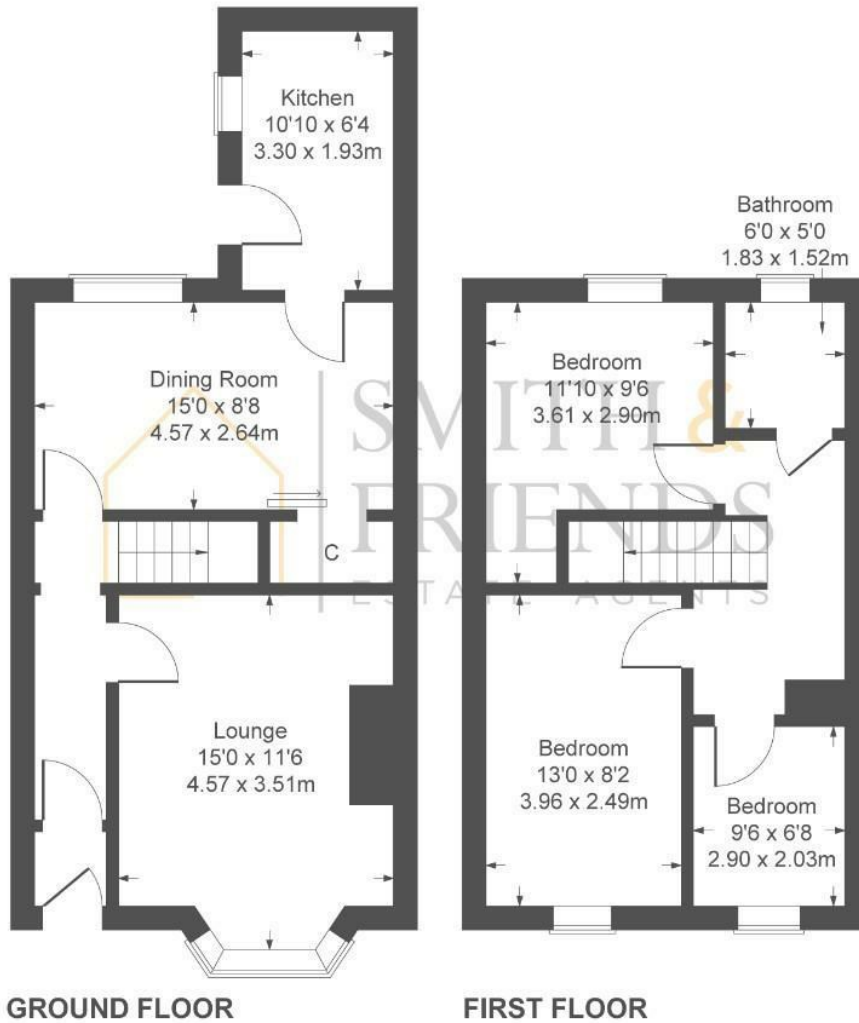
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## Coniston Street

Approximate Gross Internal Area  
839 sq ft - 78 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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