



A fabulous opportunity to acquire this beautifully presented and well maintained two bedroom end terraced property located in the ever popular Haughton area in Darlington. It lies within easy reach of schooling, local shops and amenities with the Asda supermarket being only a short drive away.

The property benefits from gas central heating, uPVC double glazing and in our opinion will appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity.

#### GROUND FLOOR

A light and airy entrance hallway with stairs to the first floor and useful under stairs cupboard. The lounge runs front to rear, has a feature fireplace and French doors leading to the rear garden. The kitchen/diner has a modern range of base and wall units and is well equipped with breakfast bar, stainless steel sink with mixer tap, electric oven, ceramic hob and overhead extractor.

Please Note: Council tax band A. EPC Rating D. Freehold Basis  
Please Call Smith and Friends for a viewing

**Otterburn Close, Darlington, DL1 2QP**

**2 Bed - House - End Terrace**

**£130,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Otterburn Close, Darlington, DL1 2QP



## FIRST FLOOR

A landing leads to two good sized bedrooms. There is a bathroom well equipped with three piece suite including wash hand basin, low level w.c and bath with overhead shower.

## EXTERNALLY

To the front there is a driveway and double timber gates leading to the garden allowing for off street parking for three cars. To the rear there is a large garden which is mainly laid to lawn with patio and decking area.

## Entrance Hall

## Lounge

18'4x9'11 (5.59mx3.02m)

## Kitchen

12'11x9'5 (3.94mx2.87m)

## First floor landing

## Bedroom

14'x9'5 (4.27mx2.87m)

## Bedroom

14'x8'8 (4.27mx2.64m)

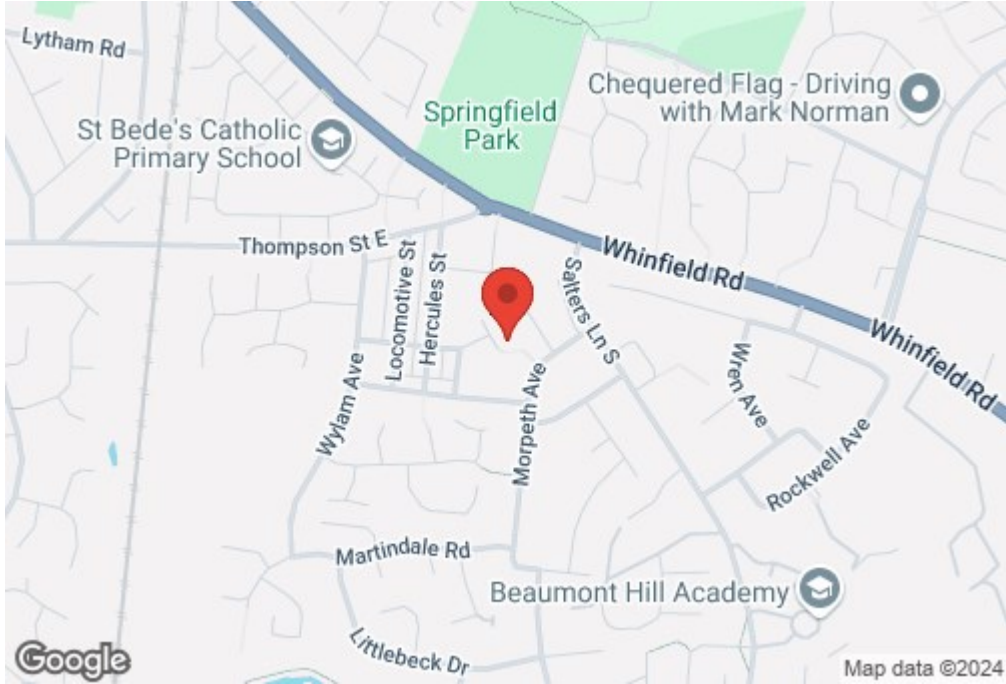
## Bathroom/w.c.

## Rear Garden

## Front External



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# Otterburn Close

Approximate Gross Internal Area  
727 sq ft - 68 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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