



**** Take a look ** ** Ideal Investment opportunity ** ** Close to hospital-Parks-Town centre ****

Please Note: Any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

Council Tax Band A. Freehold basis.

Barningham Street, Darlington, DL3 6NT

2 Bed - House - Terraced

£55,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Barningham Street, Darlington, DL3 6NT



Entrance Porch

Lounge
12'9" x 13'5" (3.91m x 4.11m)

Kitchen
12'9" x 7'1" (3.91m x 2.18m)

First Floor Landing

Bedroom
12'9" x 10'11" (3.91m x 3.33m)

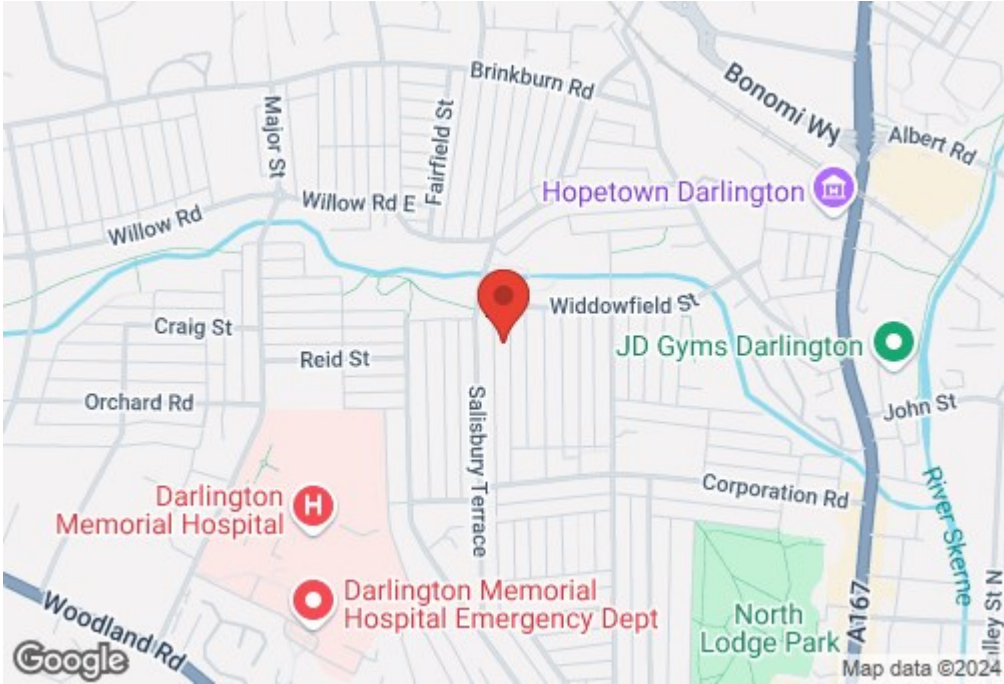
Bedroom
7'8" x 7'1" (2.35m x 2.18m)

Bathroom
10'5" x 4'7" (3.18m x 1.42m)

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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