



**** TWO RECEPTION ROOMS ** ** ENCLOSED REAR GARDEN ** ** GOOD TRANSPORT LINKS **
** CLOSE TO LOCAL AMENITIES and SCHOOLING ****

We are delighted to offer for sale this spacious family home, situated in the ever popular Haughton area of Darlington. Benefitting for uPVC double glazing and gas central heating, the property lies close to shops, supermarket and primary and secondary schooling. Good transport links to the A1(M) and A66 are within easy reach.

In our opinion the property will suit a variety of purchasers, and must be viewing to appreciate the potential of this family sized home.

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

Bishop Close, Darlington, DL1 2DH

3 Bed - House - Semi-Detached

£125,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bishop Close, Darlington, DL1 2DH



To the ground floor the property features a spacious hallway, two generous reception rooms and well appointed kitchen. The first floor comprises of a light and airy landing area, three good-sized bedrooms and a bathroom.

Outside, the front and rear gardens are a lovely feature, with lawns, borders and shrubs, providing a pleasant outdoor space. With some updating, this home could be transformed into a comfortable and stylish family residence.

Entrance Hall

Lounge
14'5" x 10'6" (4.41m x 3.21m)

Dining Room
9'6" x 10'11" (2.90m x 3.35m)

Kitchen
7'10" x 10'10" (2.41m x 3.32m)

First Floor Landing

Bedroom
14'6" x 10'5" (4.42m x 3.20m)

Bedroom
9'6" x 10'11" (2.90m x 3.34m)

Bedroom
9'10" x 6'10" (3.02m x 2.10m)

Bathroom/w.c.
5'10" x 6'4" (1.80m x 1.94m)

Front External

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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