

**** WELCOME TO NORTH ROAD ** ** ITS A MUST SO TAKE A LOOK, ITS FABULOUS ****

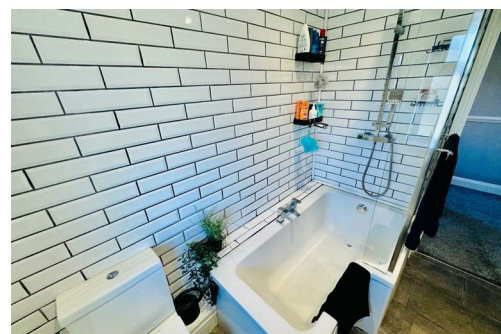
Great sized bedrooms: Turn Key property: Amazing Kitchen/ Bathroom and the outbuilding is spectacular.. The vendor has taken great care to upgrade since purchasing the property. Its even got a utility Room..

Council tax band B. Freehold basis. EPC Band D
To arrange a viewing please contact Smith & Friends, Darlington.

North Road, Darlington, DL1 2EW
3 Bed - House - Semi-Detached
£175,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold

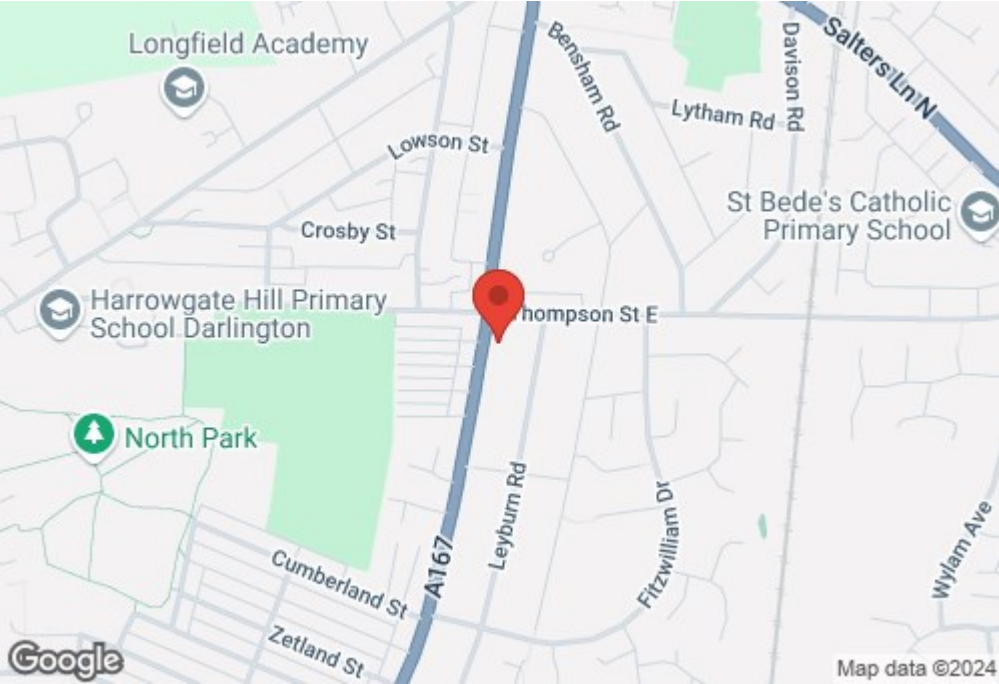


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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