



**** FAMILY HOME WITH A GREAT PLAY ROOM FOR THE KIDS ****
**** ENCLOSED SECURE REAR GARDENS ** ** CLOAKROOM/WC + UTILITY ****
**** CUL DE SAC LOCATION ****

Smith and Friends are pleased to offer for sale this spacious and light three bedroom detached property. Viewing is essential and is ideally located close to local schools and infrastructure. Viewing strictly by appointment.

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

Swallow Close, Darlington, DL1 4RP

3 Bed - House - Detached

£195,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Swallow Close, Darlington, DL1 4RP



Entrance Hall

Lounge
10'7" x 13'5" (3.24m x 4.11m)

Study
4'11" x 8'2" (1.51m x 2.49m)

Dining Room
8'2" x 8'0" (2.51m x 2.46m)

Kitchen
8'9" x 7'11" (2.67m x 2.42m)

Utility Room
5'2" x 4'9" (1.60m x 1.47m)

Ground Floor w.c.

First Floor Landing

Bedroom
8'8" x 10'5" (2.65m x 3.18m)

En-Suite

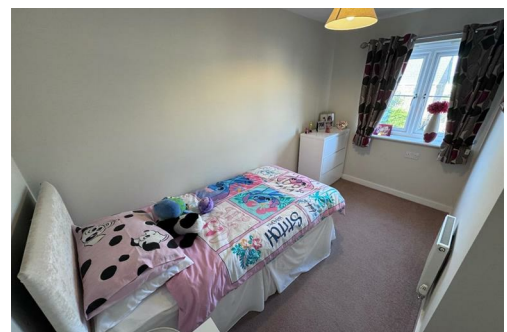
Bedroom
10'11" x 9'11" (3.34m x 3.04m)

Bedroom
6'2" x 11'8" (1.90m x 3.58m)

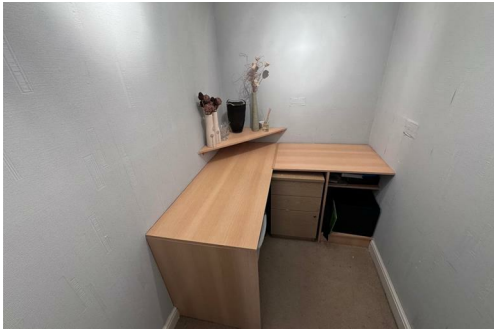
Bathroom/w.c.

Front Elevation

Garden




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www.smith-and-friends.co.uk

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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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