



**** SOUGHT AFTER DEVELOPMENT ** ** OVERLOOKING GREEN TO THE FRONT ****
**** IDEAL FAMILY HOME ** ** NO ONWARD CHAIN ****

Well priced in today's market this spacious three double bedroom detached property nicely positioned on this development which lies just off McMullen Road, within easy reach of the A1(M) and A66. Driveway and integral garage accessible from the rear.

The home with certainly suit a variety of buyers including a first time buyer, family or an investment opportunity with viewings strongly recommended. The three good size bedrooms will certainly appeal to a growing family, the master running front to rear enjoys an en-suite shower room.

Please Note: Council tax band D. Freehold basis. EPC Band B
Please contact Smith & Friends to arrange of viewing

Carding Drive, Darlington, DL1 1NA

3 Bed - House - Detached

£195,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Carding Drive, Darlington, DL1 1NA



Entrance Hallway

Ground floor w.c.

Lounge

15'5" x 11'1" (4.70m x 3.40m)

Kitchen

8'5" x 9'10" (2.59m x 3m)

First Floor Landing

Bedroom

17'1" x 9'10" (5.21m x 3.02m)

En-Suite Shower Room

Bedroom

10'4" x 12'0" (3.15m x 3.68m)

Bedroom

7'6" x 11'3" (2.29m x 3.45m)

Bathroom/w.c.

Front External

Rear Garden

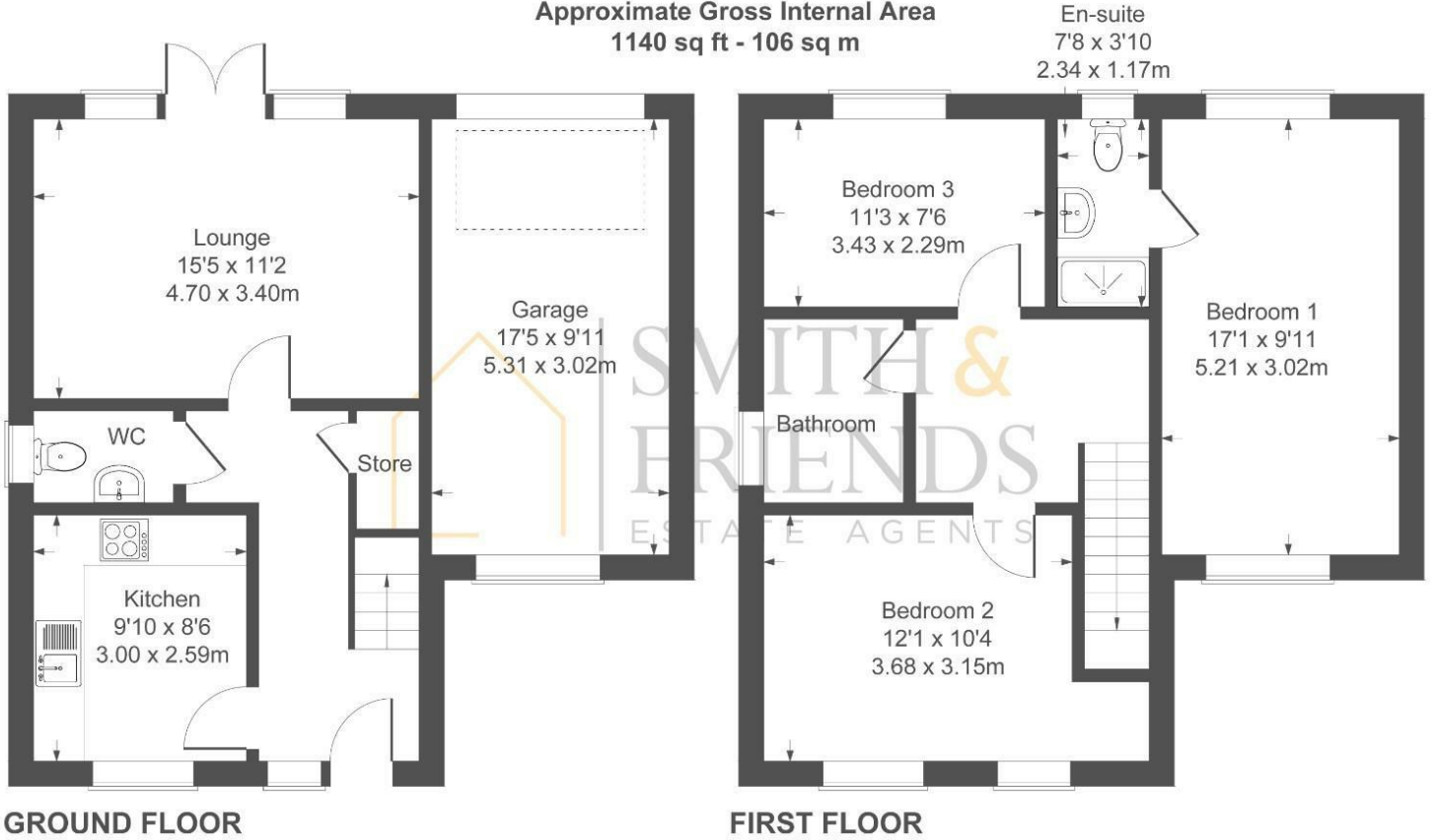


Carding Drive, Darlington, DL1 1NA



Carding Drive

Approximate Gross Internal Area
1140 sq ft - 106 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 | | | |
| (81-91) B | | 86 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

