

This spacious 3 bedroom detached house sits on a very generous plot with views over a public open space. Built in a mock Stone period type style this property offers excellent value for money and has to be viewed to be appreciated.

The accommodation comprises entrance hall, lounge, kitchen dining room, cloakroom/ WC. To the first floor there are 3 bedrooms, bedroom 1 with en-suite in addition to a family bathroom. Outside you will be surprised as the house sits on a very generous plot to the front and rear elevations. Located approximately 2 miles from Darlington Town centre.

Please Note: Freehold basis. EPC Rating C and Council Tax Band C

Please contact Smith & Friends, Darlington to arrange a viewing

Lapwing Drive, Darlington, DL1 1FF

3 Bed - House - Detached

£200,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Lapwing Drive, Darlington, DL1 1FF



Entrance Hall

Lounge

9'6" x 18'3" (2.92m x 5.57m)

Kitchen/Dining Room

18'0" x 9'7" (5.49m x 2.93m)

Conservatory

10'8" x 9'2" (3.26m x 2.80m)

Cloakroom/w.c.

Master Bedroom

8'11" x 13'1" (2.73m x 4m)

En-Suite Shower Room

Bedroom

6'10" x 9'10" (2.09m x 3.01m)

Bathroom

Bedroom

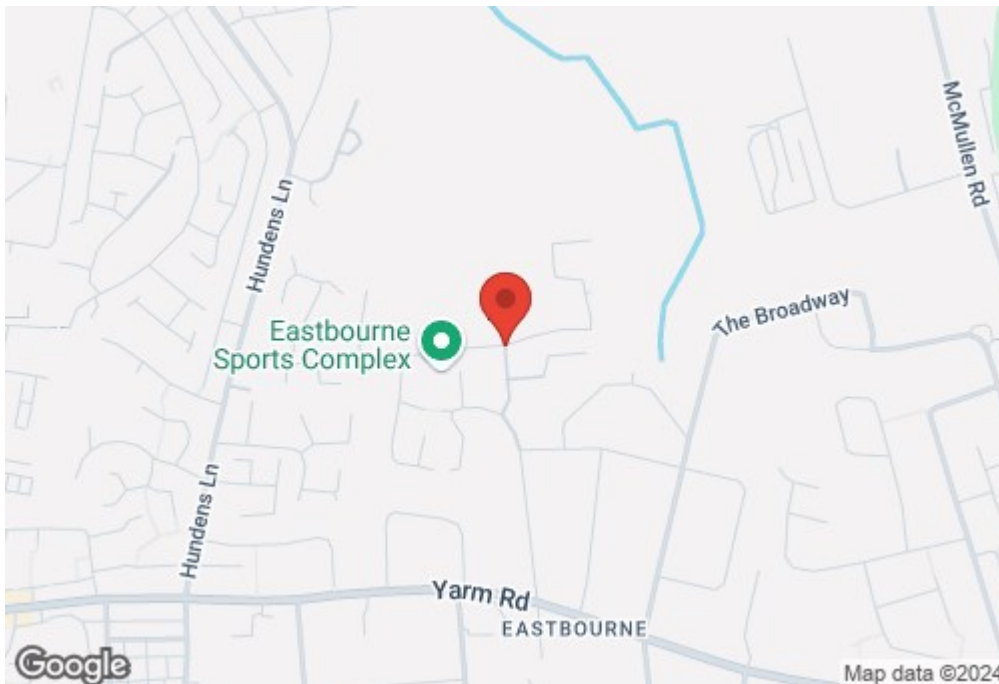
7'8" x 9'0" (2.34m x 2.76m)

Garage

16'9" x 8'11" (5.11m x 2.74m)



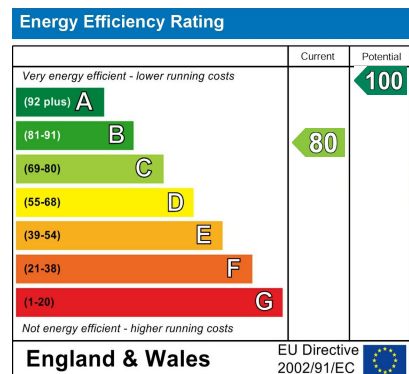
Lapwing Drive, Darlington, DL1 1FF



www.smith-and-friends.co.uk

Lapwing Drive, Darlington, DL1 1FF

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.



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

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

