



**** FULLY REFURBISHED HOME ** TWO RECEPTION ROOMS ** ** IMMACULATEDLY PRESENTED ****
**** GOOD TRANSPORT LINKS ** ** CLOSE TO LOCAL AMENITIES ****

We anticipate high demand beautifully presented property, located in the ever popular Eastbourne area of Darlington. Benefiting from gas central heating and uPVC double glazing, the property which has been refurbished to a high standard lies close to local amenities including shops, supermarkets, retail park and schooling. Additionally the town centre is within walking distance. Good transport links to the train station, A1(M) and A66 are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated.

Please Note: Freehold basis. Council Tax Band A
Please contact Smith & Friends, Darlington to arrange a viewing

Aysgarth Road, Darlington, DL1 4DB

2 Bed - House - Terraced

£100,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Aysgarth Road, Darlington, DL1 4DB



GROUND FLOOR

A light and bright hallway leads to two reception rooms and a kitchen. The inviting lounge features a large bay window allowing plenty of light and a feature fireplace. The spacious dining room has ample room for a large dining table and benefits from an under stair storage cupboard. The generously sized kitchen features a range of contemporary wall and base units with contrasting worktops, integrated appliances including gas hob, electric oven and extractor. Additionally there is space for a washing machine and tumble dryer. The rear lobby has ample space for a large fridge freezer and accesses the rear courtyard.



FIRST FLOOR

A light and airy landing leads to two good sized bedrooms and a bathroom. The generously sized master bedroom benefits from a storage cupboard while the second bedroom is a well proportioned double. The modern well appointed bathroom comprises of a bath, wash hand basin with vanity and low level wc.



EXTERNALLY

Courtyard with gated access to rear.

HALLWAY

LOUNGE

11'10" x 11'4" (3.63m x 3.46m)

DINING ROOM

16'3" x 9'1" (4.97m x 2.78m)

KITCHEN

13'9" x 6'5" (4.20m x 1.98m)

REAR LOBBY

FIRST FLOOR LANDING

BEDROOM

14'7" x 11'10" (4.46m x 3.63m)

BEDROOM

9'3" x 8'7" (2.83m x 2.62m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR YARD



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Aysgarth Road

Approximate Gross Internal Area
850 sq ft - 79 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		
(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	

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