



**** GROUND FLOOR CLOAKROOM *** EN-SUITE *** GARAGE ****

**** POPULAR LOCATION *** CLOSE TO LOCAL AMENITIES *** GOOD TRANSPORT LINKS ***NO ONWARD CHAIN****

We are delighted to offer for sale this beautifully presented family sized home. Situated in the ever popular Eastbourne area of Darlington, the property benefits from gas central heating and uPVC double glazing.

The property lies close to local amenities including shops, supermarkets, retail park and schooling. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is recommended.

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

Chestnut Drive, Darlington, DL1 4RS

3 Bed - House - Detached

Offers In The Region Of £170,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Chestnut Drive, Darlington, DL1 4RS



GROUND FLOOR

A small entrance hall leads to a light and airy lounge. The spacious kitchen/diner to the rear features a range of wall and base units with contrasting worktops and integrated appliances including electric oven, gas hob, and extractor. Additionally there is space for a fridge freezer and plumbing for an automatic washing machine. A rear lobby access a convenient cloakroom competing of a low level w.c. and wash hand basin.



FIRST FLOOR

A landing area benefitting from loft access leads to three good sized bedrooms and family bathroom. The spacious master bedroom accesses a well appointed en-suite comprising of a shower cubicle, low level w.c. and wash hand basin. The well proportioned bathroom comprises of a bath, wash hand basin and low level w.c.



EXTERNALLY

To the front of the property the garden is laid to lawn with a driveway leading to the integral garage with up and over door.

The enclosed South facing rear garden features borders with shrubs, storage shed and patio area, making it an ideal space to enjoy in the Summer months.

Entrance Hall

Lounge

11'0" x 17'9" (3.37m x 5.43m)

First Floor Landing

Rear Lobby

Kitchen/Diner

12'11" x 10'11" (3.95m x 3.35m)

Ground Floor w.c.

Bedroom

10'10" x 13'4" (3.31m x 4.07m)

En-Suite

7'3" x 4'9" (2.22m x 1.47m)

Bedroom

8'11" x 13'2" (2.72m x 4.03m)

Bedroom

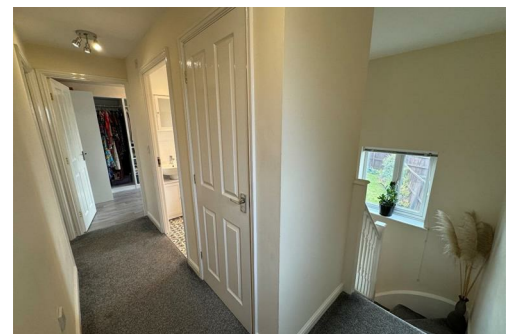
7'6" x 11'4" (2.31m x 3.46m)

Bathroom/w.c.

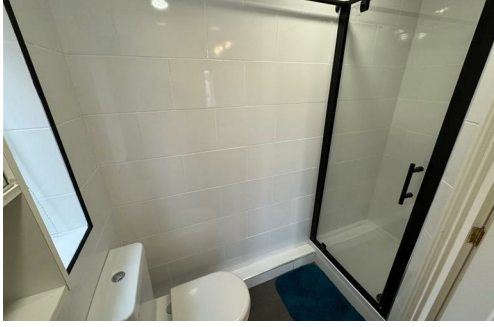
5'4" x 8'1" (1.64m x 2.48m)

Front External

Garden



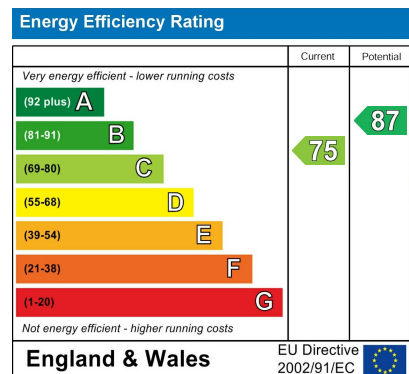
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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