



**\*\* MID TERRACE HOUSE \*\* \*\*THREE BEDROOMS \*\* \*\* EXCELLENT POTENTIAL \*\* IDEAL BUY TO LET \*\*  
\*\* SPACIOUS ACCOMMODATION \*\* \*\* CLOSE TO AMENITIES \*\***

A larger than average three bedroom mid terraced house located in the popular North Road area close to local amenities. The property offers excellent family sized accommodation but is in need of modernisation and improvement which has been reflected in the competitive asking price.

Westmoreland Street is located off North Road within walking distance of local shops, schools, North Road railway station and regular bus services to the town centre.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: Entrance Vestibule, Lounge, Kitchen/ Dining Room, Landing, three Bedrooms and first floor, Bathroom/ w.c. with a white suite. Externally there is a large enclosed yard to the rear.

Council tax band - A. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange of viewing

**Westmoreland Street, Darlington, DL3 0NX**

**3 Bed - House - Mid Terrace**

**£65,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
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ESTATE AGENTS

**Westmoreland Street, Darlington, DL3 0NX**



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**GROUND FLOOR**

**Entrance Vestibule**

**Lounge**

**14'10x15' (4.52mx4.57m)**

**Kitchen/ Dining Room**

**15'x14'6 (4.57mx4.42m)**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**11'10x9' (3.61mx2.74m)**

**Bedroom 2**

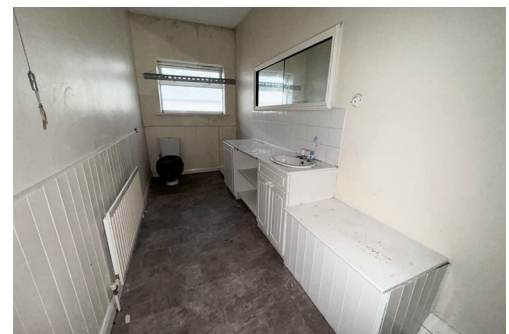
**11'4x9' (3.45mx2.74m)**

**Bedroom 3**

**14'10x5'8 (4.52mx1.73m)**

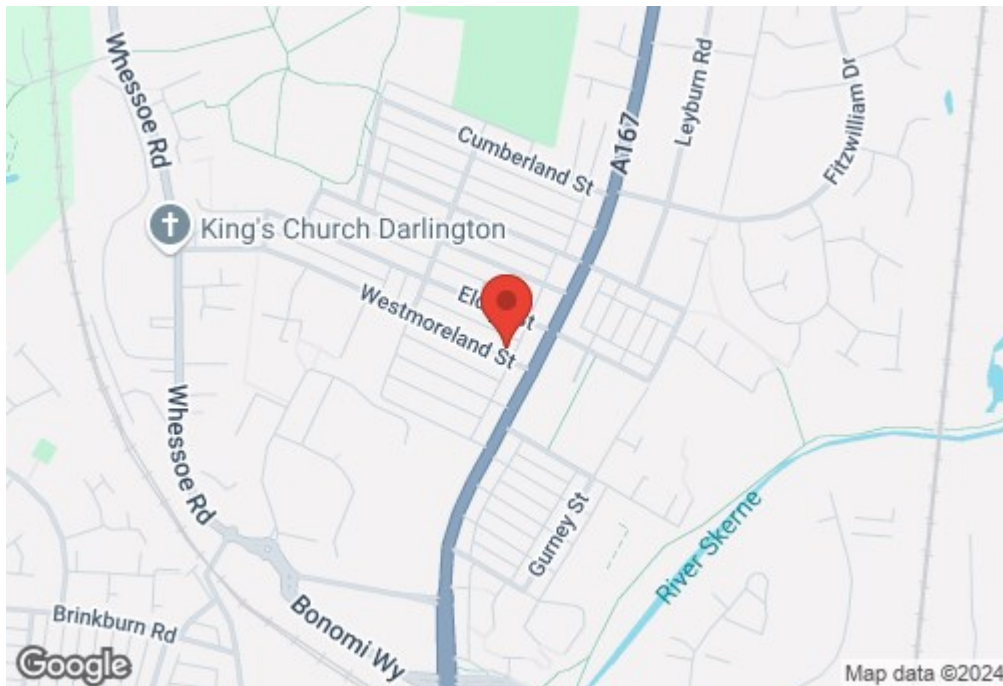
**Bathroom/w.c.**

**17'10x5'8 (5.44mx1.73m)**





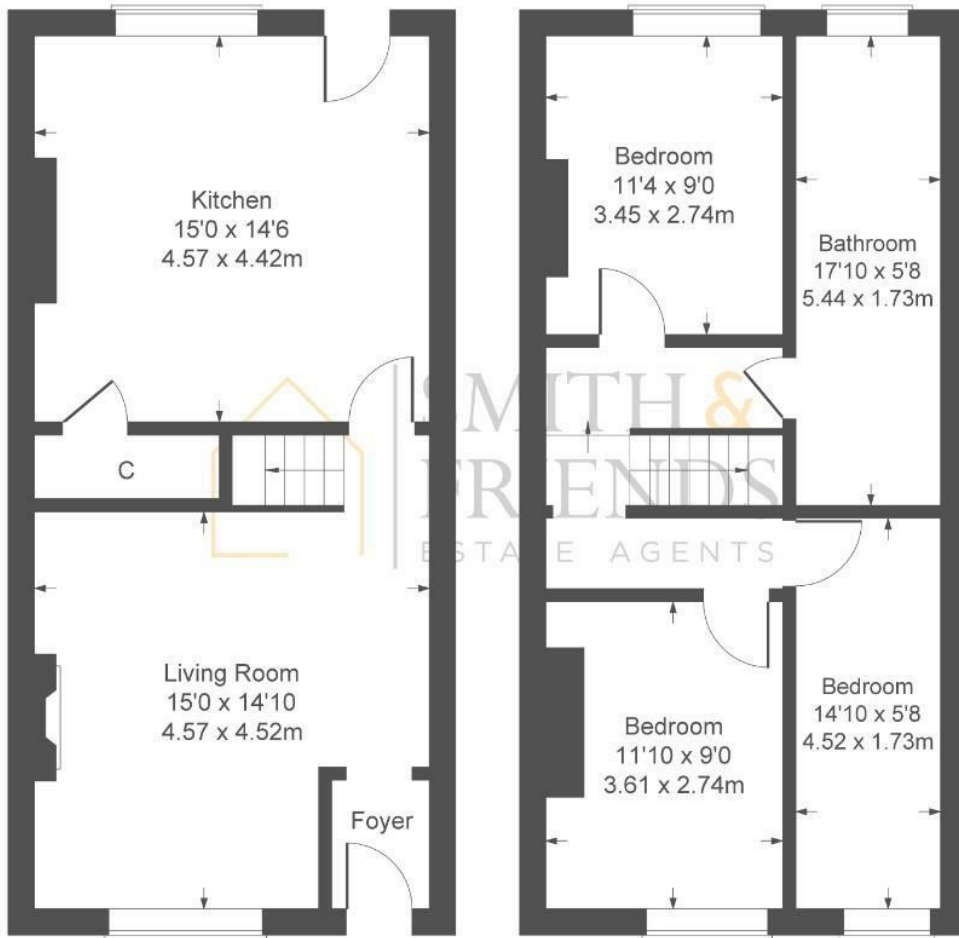
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# Westmoreland Street

Approximate Gross Internal Area  
995 sq ft - 92 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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