



This charming 1930s semi-detached bungalow, nestled in a peaceful cul-de-sac in the highly sought-after West End of Darlington, offers timeless appeal. Featuring classic period architecture it sits within beautifully manicured gardens, perfect for outdoor relaxation. The interior boasts spacious rooms with high ceilings, original features, and natural light throughout. A well-appointed living room, three excellent sized bedrooms and a modern style kitchen and bathroom ensure comfort and convenience. The property's prime location provides easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for downsizers or small families.

Viewing is strictly by appointment with the selling agent Smith & Friends Duke Street Darlington.

Council Tax Band C

Hillside Road, Darlington, DL3 8HB  
3 Bedroom - Bungalow - Semi Detached  
£275,000  
EPC Rating: E  
Tenure: Freehold  
Council Tax Band: C



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Hillside Road, Darlington, DL3 8HB



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		81
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	