



****TWO BED TERRACE** **REAR COURTYARD** **POPULAR LOCATION** **CLOSE TO TOWN CENTRE**
****GOOD TRANSPORT LINKS******

We are delighted to offer for sale this two bed property located in the ever popular Denes area of Darlington. The property which benefits from UPVC double glazing and gas central heating is situated close to local amenities, including shops, schools and town centre. Good transport links to the A1(M), A66 and train station are all within easy reach.

In our opinion the property will suit a variety of purchasers, including making an ideal investment opportunity. Early viewing is recommended.

Please Note: Council tax band A. Freehold basis. EPC Band D
 Please contact Smith and Friends to arrange a viewing

Barningham Street, Darlington, DL3 6NT
2 Bed - House - Mid Terrace
Offers In The Region Of £65,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Barningham Street, Darlington, DL3 6NT

Entrance vestibule

uPVC DG glass panelled door, door into lounge.

Lounge

12'9" x 13'5" (3.91 x 4.11)

uPVC DG window to front, radiator.

Kitchen

12'9" x 7'1" (3.91 x 2.17)

Wall, base and drawer units with matching worktops, space for cooker and fridge freezer, plumbing for washing machine. uPVC DG window to rear, uPVC DG glass panelled door opening onto the rear yard.

Bedroom

12'9" x 13'6" (3.91 x 4.12)

uPVC DG window and radiator.

Bedroom

7'0" x 10'5" (2.14 x 3.18)

uPVC DG window and radiator

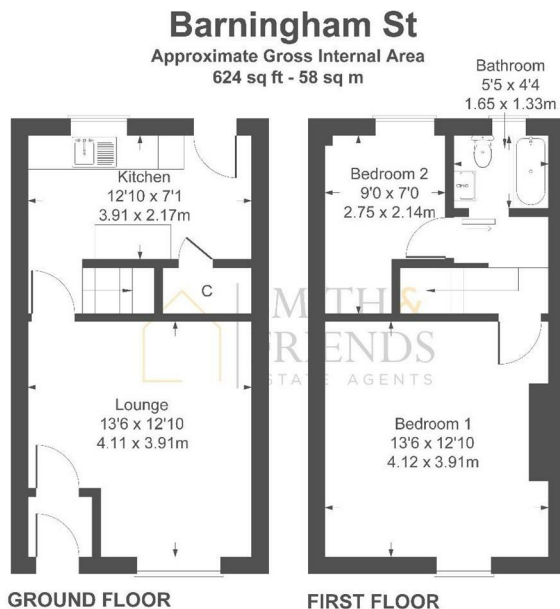
Bathroom

5'4" x 4'4" (1.65 x 1.33)

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC. uPVC DG window and radiator.

External

enclosed rear yard



Not to Scale. Produced by The Plan Portal 2025
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, conveyancing and removal 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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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