



Smith and Friends bring to the market this beautifully presented three bedroom semi detached property located in the Harrowgate Hill area of Darlington. The home is within close proximity to local shops, amenities and schooling, also there are great access links including the A66 and frequent bus routes. Ideal for Young Family first time buyer or investor.

****FOR SALE WITH NO UPWARD CHAIN*****

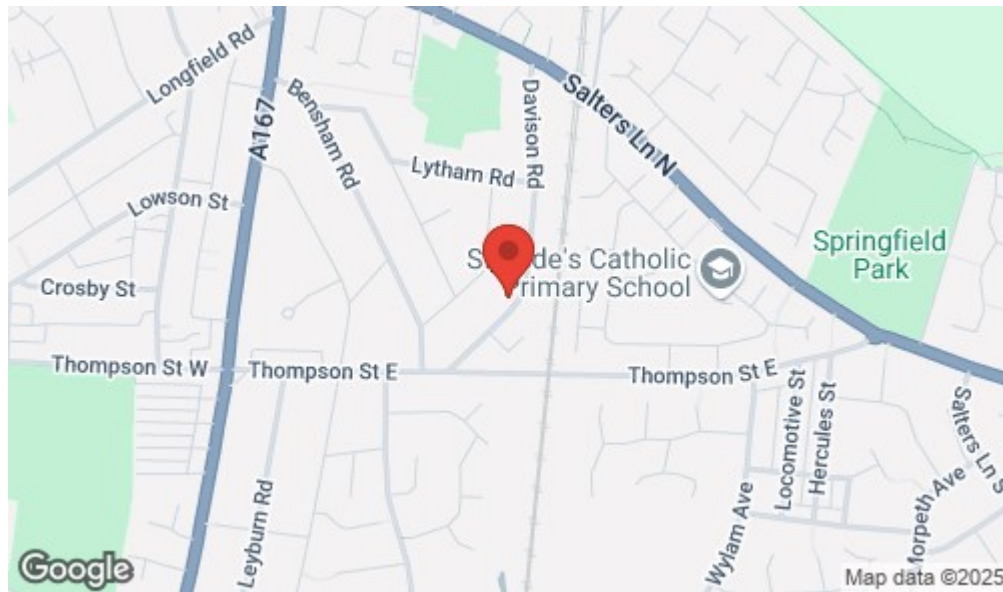
EPC: E
Council Tax : B

Davison Road, DL1 3DP
3 Bedroom - House - Semi-Detached
£150,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: B



SMITH &
FRIENDS
ESTATE AGENTS

Davison Road, DL1 3DP



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	80
		EU Directive 2002/91/EC	