



**\*\* SPACIOUS TOWNHOUSE \*\* \*\* GENEROUS MASTER SUITE \*\* \*\* REAR GARDEN \*\*  
\*\* GARAGE \*\* \*\* GOOD TRANSPORT LINKS \*\* \*\* POPULAR LOCATION \*\***

Smith and friends are delighted to offer for sale this spacious family home situated on a modern development close to Darlington town centre. The property which benefits from having full uPVC double glazing and gas central heating. It lies close to local amenities including shops, supermarkets and schooling, with good transport links to the A1(M), A66 and train station being within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to fully appreciate the space this home has to offer.

Early viewing is highly recommended.

Please Note: Council tax band D Freehold basis. EPC Band D  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**John Williams Boulevard, Darlington, DL1 1LR**

**3 Bed - House - Townhouse**

**Offers Over £170,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# John Williams Boulevard, Darlington, DL1 1LR



## GROUND FLOOR

An entrance hall benefitting from having a convenient cloakroom comprising of a wash hand basin and low level w.c. The spacious kitchen/diner to the front aspect features a range of wall and base units, contrasting worktops and integrated appliances including electric oven, gas hob, extractor and washing machine. Additionally there is ample space for a dining table. The light and bright lounge to the rear features French doors leading to the garden and makes a great space to relax.

## FIRST FLOOR

A light and airy landing area benefitting from a storage cupboard leads to two well proportioned double bedrooms and a good sized family bathroom comprising of a bath with overhead shower and screen, wash hand basin and low level w.c.

## SECOND FLOOR

An impressively spacious master bedroom benefitting from having fitted wardrobes and a well appointed en-suite shower room comprising of a shower cubicle, wash hand basin low level w.c. and eaves storage cupboard.

## EXTERNALLY

There is a small forecourt to the front of the property which enjoys an open aspect. A side gate leads to the enclosed rear garden which benefits from a storage shed, and is paved for low maintenance making it an ideal space to relax in the warmer months. A rear gate leads to a good sized garage with up and over door.

## ENTRANCE HALL

## GROUND FLOOR W.C.

## KITCHEN

13'8" x 11'6" (4.17m x 3.52m)

## LOUNGE

14'8x11'6 (4.47mx3.51m)

## FIRST FLOOR LANDING

## BEDROOM

14'9" x 9'5" (4.50m x 2.88m)

## BATHROOM/W.C.

## BEDROOM

9'11x7'11 (3.02mx2.41m)

## MASTER BEDROOM

19'2x14'9 (5.84mx4.50m)

## EN-SUITE SHOWER ROOM

## FRONT EXTERNAL

## REAR GARDEN



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## John Williams Boulevard

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



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>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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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