



**** MID TERRACE HOUSE ** ** TWO BEDROOMS ** ** TWO RECEPTION ROOMS **
** GOOD TRANSPORT LINKS ** ** CLOSE TO AMENITIES ** ** VIEWING RECOMMENDED ****

A spacious two bedroom mid terrace house located just off North Road in the popular Harrowgate Hill area of Darlington. It lies within easy reach of the town centre and has good transport links to both the A1(M) and A66.

The property benefits from gas central heating and uPVC double glazing. It would ideally suit a first time buyer would make an ideal investment property for an investor/ landlord. In good decorative order throughout with all fitted carpets and blinds included in the sale.

The accommodation briefly comprises: Entrance Vestibule, Lounge with bay window, Inner Hall with stairs to the first floor, separate Dining Room, fitted Kitchen with built in oven and hob and tiled flooring, Landing, two bedrooms and fully tiled Bathroom/ wc with modern white suite. Externally there is an enclosed forecourt to the front and a good sized enclosed rear yard with artificial lawn and paved patio area.

Viewing is highly recommended.

Brougham Street, Darlington, DL3 0NA

2 Bed - House - Terraced

£92,500

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Brougham Street, Darlington, DL3 0NA



GROUND FLOOR

Entrance Vestibule

Lounge

12'8 into bay window x 14'6 into alcoves (3.66m'2.44m into bay window x 4.27m'1.83m into alc)

Inner Hall

Dining Room

9'4 x 14'6 into alcoves (2.74m'1.22m x 4.27m'1.83m into alcoves)

Kitchen

12'0 x 5'10 (3.66m'0.00m x 1.52m'3.05m)

FIRST FLOOR

Bedroom 1

10'4 x 14'6 into alcoves (3.05m'1.22m x 4.27m'1.83m into alcoves)

Bedroom 2

12'6 x 8'6 (3.66m'1.83m x 2.44m'1.83m)

Bathroom/ wc

5'6 x 5'6 (1.52m'1.83m x 1.52m'1.83m)

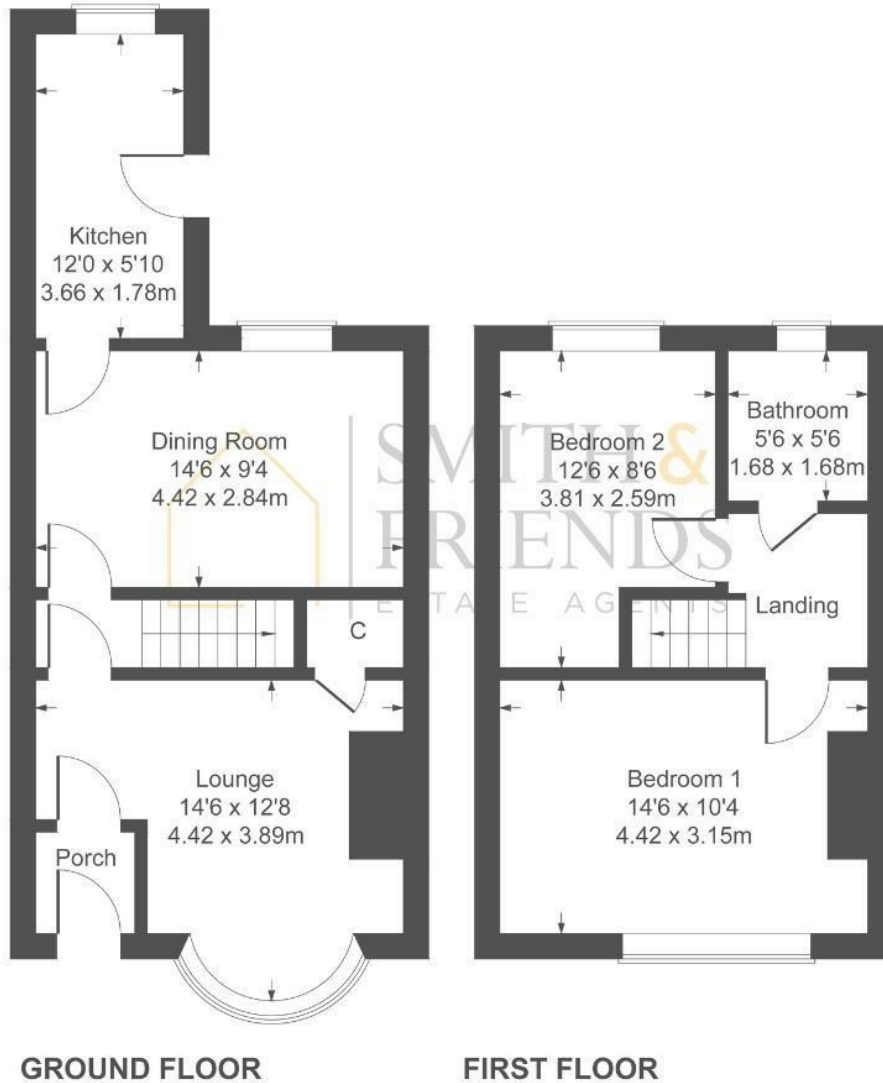


Brougham Street, Darlington, DL3 0NA



Brougham Street

Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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