



**\*\* END TERRACE HOUSE \*\*\* THREE BEDROOMS \*\*\* SPACIOUS ACCOMMODATION \*\* \*\* CLOSE TO AMENITIES \*\*\* SUITABLE FOR A VARIETY OF BUYERS \*\*\* NO CHAIN \*\***

A larger than average three bedroom end terrace house located in the popular Harrowgate Hill area of Darlington close to local amenities. The property offers excellent family sized accommodation in need of redecoration which has been reflected in the competitive asking price.

Thompson Street East is located off North Road within walking distance of local shops, schools for all age groups and regular bus services to the town centre.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: 27' Entrance Hall, Lounge with feature fireplace, fitted Kitchen/ Dining Room, Landing, three Bedrooms and first floor fully tiled Bathroom/ w.c. with a white suite.

Externally there is an enclosed forecourt to the front and a large enclosed yard to the rear with double gates providing potential off street parking.

Council tax band: A. Tenure: Freehold. EPC: Band C.

Please contact Smith & Friends to arrange of viewing

**Thompson Street East, Darlington, DL1 3BA**

**3 Bed - House - End Terrace**

**£104,950**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Thompson Street East, Darlington, DL1 3BA



## GROUND FLOOR

### Entrance Hall

27'0 x 3'6 increasing to 6'0 (8.23m'0.00m x 0.91m'1.83m increasing to 1.83m'0.00)

### Lounge

12'10 x 13'2 into alcoves (3.66m'3.05m x 3.96m'0.61m into alcoves)

### Kitchen/ Dining Room

13'10 x 9'10 increasing to 11'0 (3.96m'3.05m x 2.74m'3.05m increasing to 3.35m'0.00)

## FIRST FLOOR

### Landing

### Bedroom 1

12'10 x 10'10 into alcoves (3.66m'3.05m x 3.05m'3.05m into alcoves)

### Bedroom 2

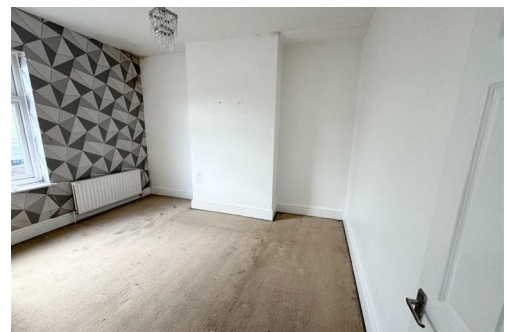
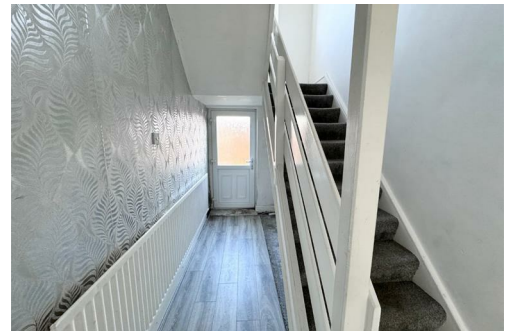
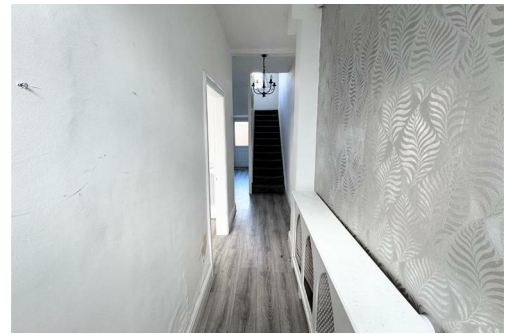
7'10 x 9'10 increasing to 11'0 (2.13m'3.05m x 2.74m'3.05m increasing to 3.35m'0.00)

### Bedroom 3

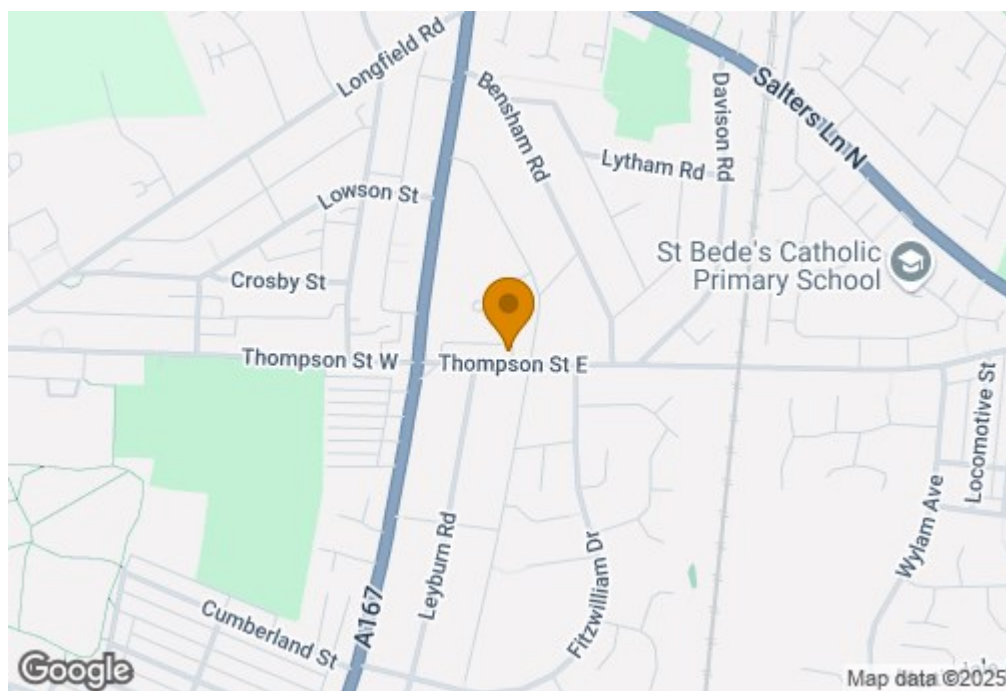
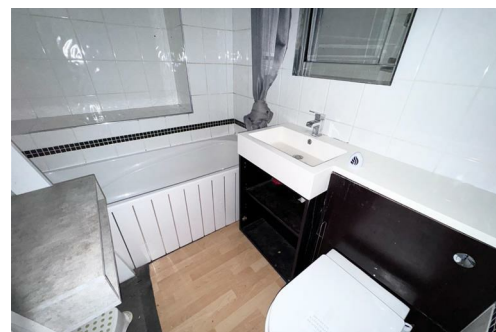
9'8 x 6'4 (2.74m'2.44m x 1.83m'1.22m)

### Bathroom/ wc

7'10 x 5'6 (2.13m'3.05m x 1.52m'1.83m)




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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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>66</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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