



Extended two bedroom mid terrace house located in the sought after Dene area of Darlington.

Modernised to an high standard and in immaculate decorative order throughout. Suitable for a variety of buyers including first time buyers or landlord/ investor looking for a buy to let property.

With the benefit of gas central heating, Upvc double glazing, excellent refitted kitchen, lovely refitted bathroom and useful loft room ideal for a variety of uses.

Cartmell Terrace is located off Brinkburn Road and Willow Road close to local shops, schools, regular bus services, attractive parkland and only a short drive from Cockerton Village and Darlington Town Centre.

The accommodation briefly comprises: Entrance Vestibule, spacious Lounge, refitted Kitchen/ Dining Room with built in oven and hob and space for a table and chairs, Rear Lobby, fully tiled Bathroom/ wc with refitted white suite and wall shower, Landing, two Bedrooms and fully boarded Loftspace with fixed staircase and velux window. Externally there is an enclosed rear yard.

Please Note: Council Tax Band A. Freehold basis. EPC Band E

Please contact Smith & Friends to arrange a viewing

Cartmell Terrace, Darlington, DL3 6QL

2 Bed - House - Mid Terrace

£95,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cartmell Terrace, Darlington, DL3 6QL



GROUND FLOOR

Entrance Vestibule

Lounge

13'4 x 13'8 into alcoves (3.96m'1.22m x 3.96m'2.44m into alcoves)

Kitchen/ Dining Room

13'8 x 8'4 (3.96m'2.44m x 2.44m'1.22m)

Rear Lobby

Bathroom/ wc

8'4 x 6'0 (2.44m'1.22m x 1.83m'0.00m)

FIRST FLOOR

Landing

Bedroom 1

13'4 x 13'8 into alcoves (3.96m'1.22m x 3.96m'2.44m into alcoves)

Bedroom 2

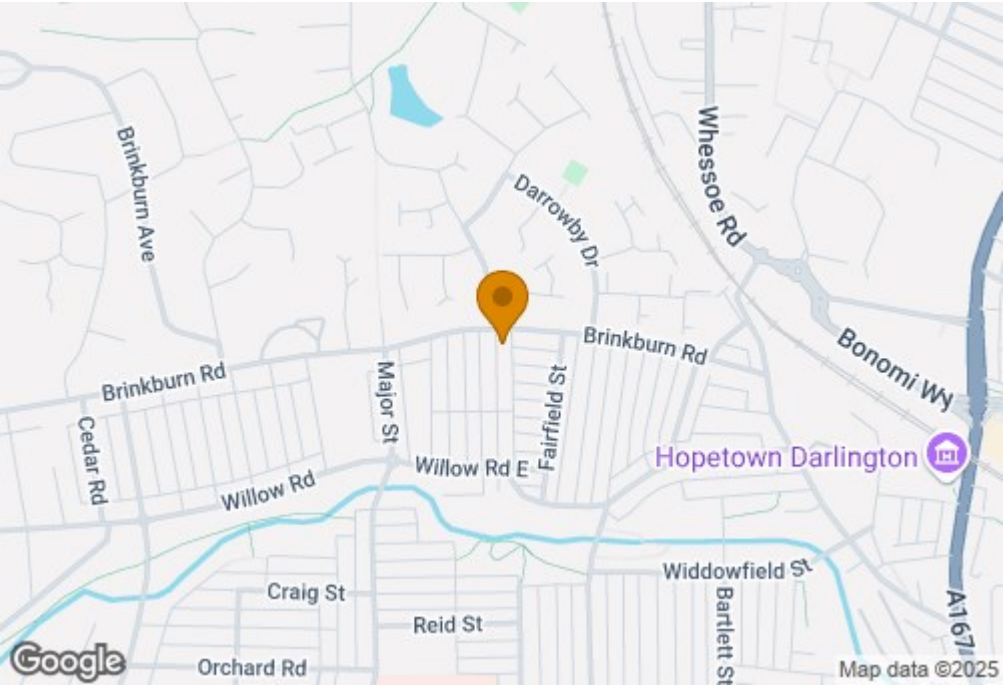
13'8 x 8'4 maximum (3.96m'2.44m x 2.44m'1.22m maximum)

Loft

13'8 x 12'6 approximately due to sloping ceiling (3.96m'2.44m x 3.66m'1.83m approximately due to slo)



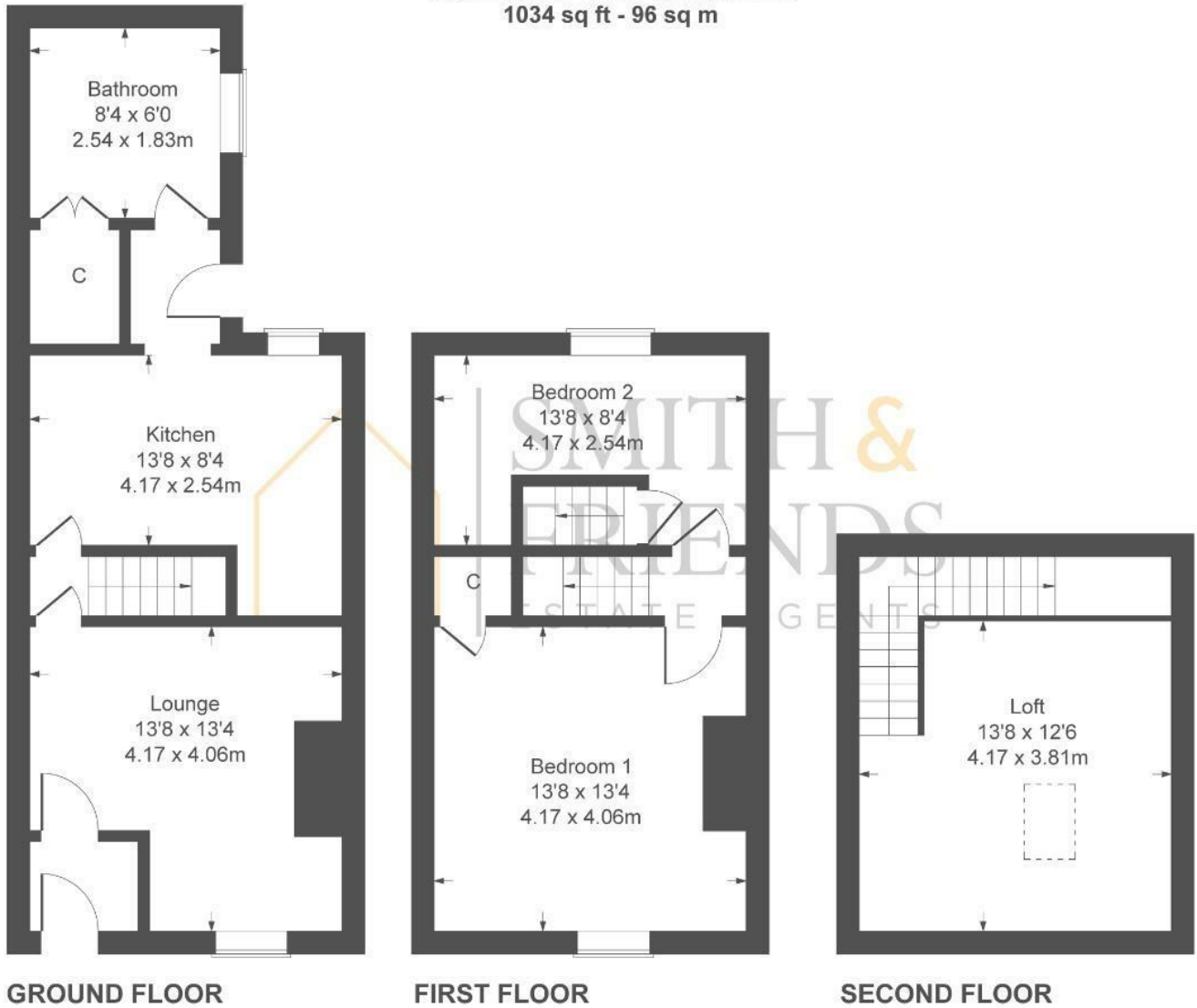
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Cartmell Terrace

Approximate Gross Internal Area
1034 sq ft - 96 sq m



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	52	
(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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