



RECENTLY REFURBISHED and benefiting from brand new kitchen and bathroom, new flooring and redecorated throughout. This Superb 2 Bedroom Semi-Detached property is located in this popular Houghton Grange area of Darlington and in our opinion would make an ideal first purchase or investment opportunity. Family Home within the highly desirable Houghton Grange development.

The accommodation briefly comprises: Entrance porch, Lounge with open plan staircase to the first floor, refitted Kitchen and Conservatory.

To the first floor there is a Landing area, Two Bedrooms, and modern white and chrome family Bathroom.

Externally, there is a lawned area to the front and the driveway allows off street parking, with double gates allowing for secure parking beyond. The rear garden is fully and laid to lawn with double wrought iron gates leading to a paved hardstanding

Rochester Way, Darlington, DL1 2XJ

2 Bed - House

O.I.R.O £135,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

ENTRANCE PORCH

uPVC DG glass panelled door, door into the lounge

LOUNGE

13'11 x 12'8 (4.24m x 3.86m)

uPVC DG window to front, radiator and spindle staircase to the first floor landing.

KITCHEN

9'11 x 9'7 (3.02m x 2.92m)

Recently refitted with a range of "shaker" style wall, base and drawer units with matching worktops, inset sink and drainer. Four ring electric hob with illuminating extractor and fan assisted electric oven, plumbing for washing machine and space for fridge freezer. uPVC DG window to rear, uPVC DG glass panelled door opening into the conservatory.

CONSERVATORY

12'6 x 11'7 (3.81m x 3.53m)

uPVC DG French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1 (FRONT)

10'5 x 9'5 (3.18m x 2.87m)

uPVC DG window to front and radiator.

BEDROOM 2 (REAR)

12'9 x 6'8 (3.89m x 2.03m)

uPVC DG window to rear and radiator.

FAMILY BATHROOM

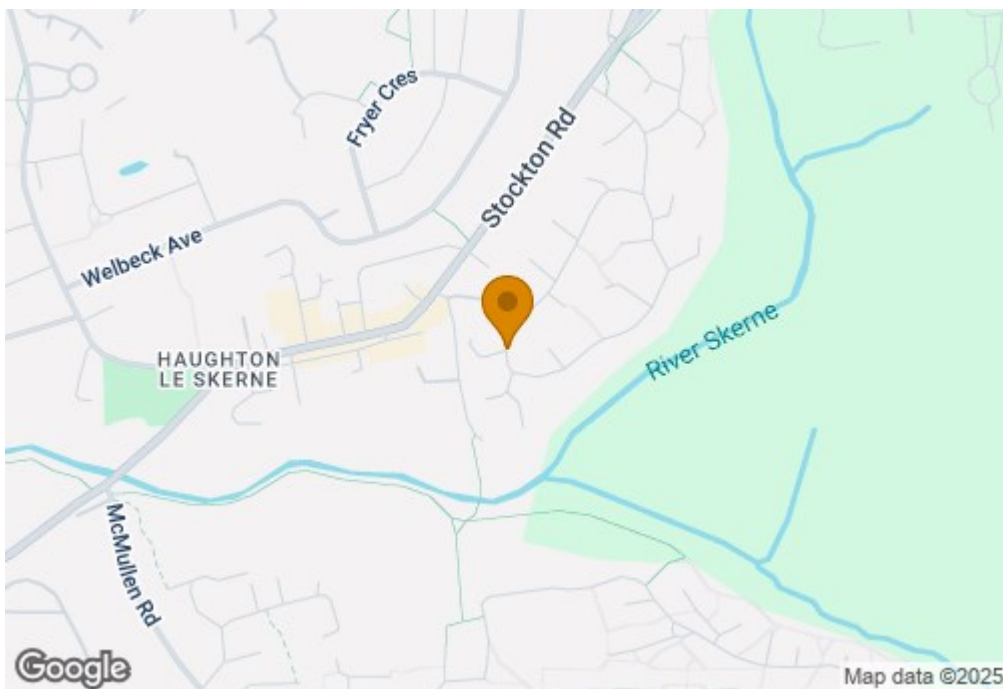
Recently replaced with a modern white and chrome suite comprising of, panelled bath with shower over, pedestal wash hand basin and low level WC. uPVC DG window and radiator.

EXTERNALLY

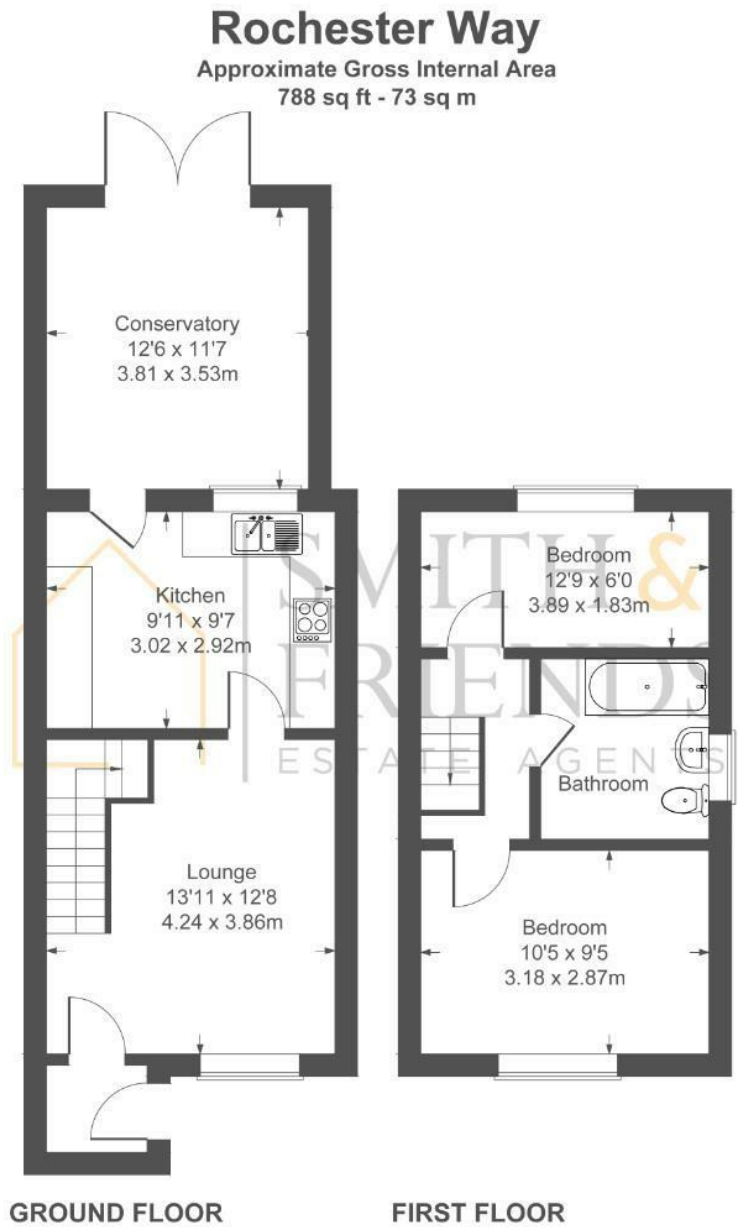
Enclosed rear garden that's mainly laid to lawn, open plan front garden which is laid to lawn with driveway.



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Not to Scale. Produced by The Plan Portal 2025
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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
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		EU Directive 2002/91/EC

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