



Located in the sought after Barmpton Lane area of Darlington, a well presented and tastefully improved two bedroom semi detached house with the benefit of off street parking to the front and an delightful enclosed rear garden with artificial lawn and block paved patio area ideal for entertaining.

Ideal for first time buyers or a small family the property is presented in immaculate decorative order throughout with the benefit of gas central heating, Upvc double glazing and a modern refitted kitchen and refitted bathroom.

Barmpton Lane is located on the outskirts of Darlington within easy reach of local shops, schools for all age groups, regular bus services to the town centre and close to the A66 trunk road providing easy access to the surrounding areas.

The accommodation briefly comprises: Entrance Hall, lovely Lounge/ Dining Room with bay window and pebble effect electric fire, excellent refitted Kitchen with built in oven and hob and utility area, Landing, two double Bedrooms - one with an excellent range of sliding door fitted wardrobes and refitted Bathroom/ wc with a white suite and wall mounted electric shower.

Offered for sale at a competitive price level for a quick sale an internal inspection is highly recommended to appreciate the property fully.

Barmpton Lane, Darlington, DL1 3HG

2 Bed - House - Semi-Detached

£120,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Barmpton Lane, Darlington, DL1 3HG



GROUND FLOOR

Entrance Hall

Lounge

16'2" x 13'6" maximum (4.93m x 4.11m" maximum)

Kitchen

9'10" x 7'0" (2.74m'3.05m" x 2.13m'0.00m")

Utility Area

FIRST FLOOR

Landing

Bedroom 1

10'10" x 10'10" including wardrobes (3.30m" x 3.05m'3.05m" including wardrobes)

Bedroom 2

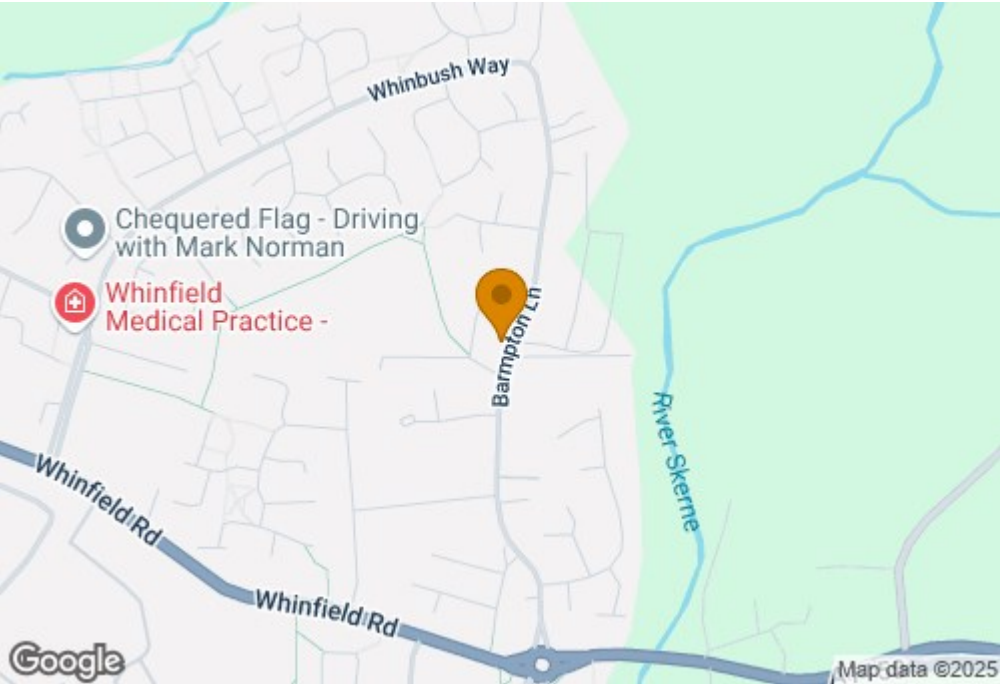
9'10" x 7'0" (3.00m x 2.13m")

Bathroom/ wc

4'10" x 6'10" increasing to 11'8 (1.22m'3.05m" x 1.83m'3.05m" increasing to 3.35m'2.)



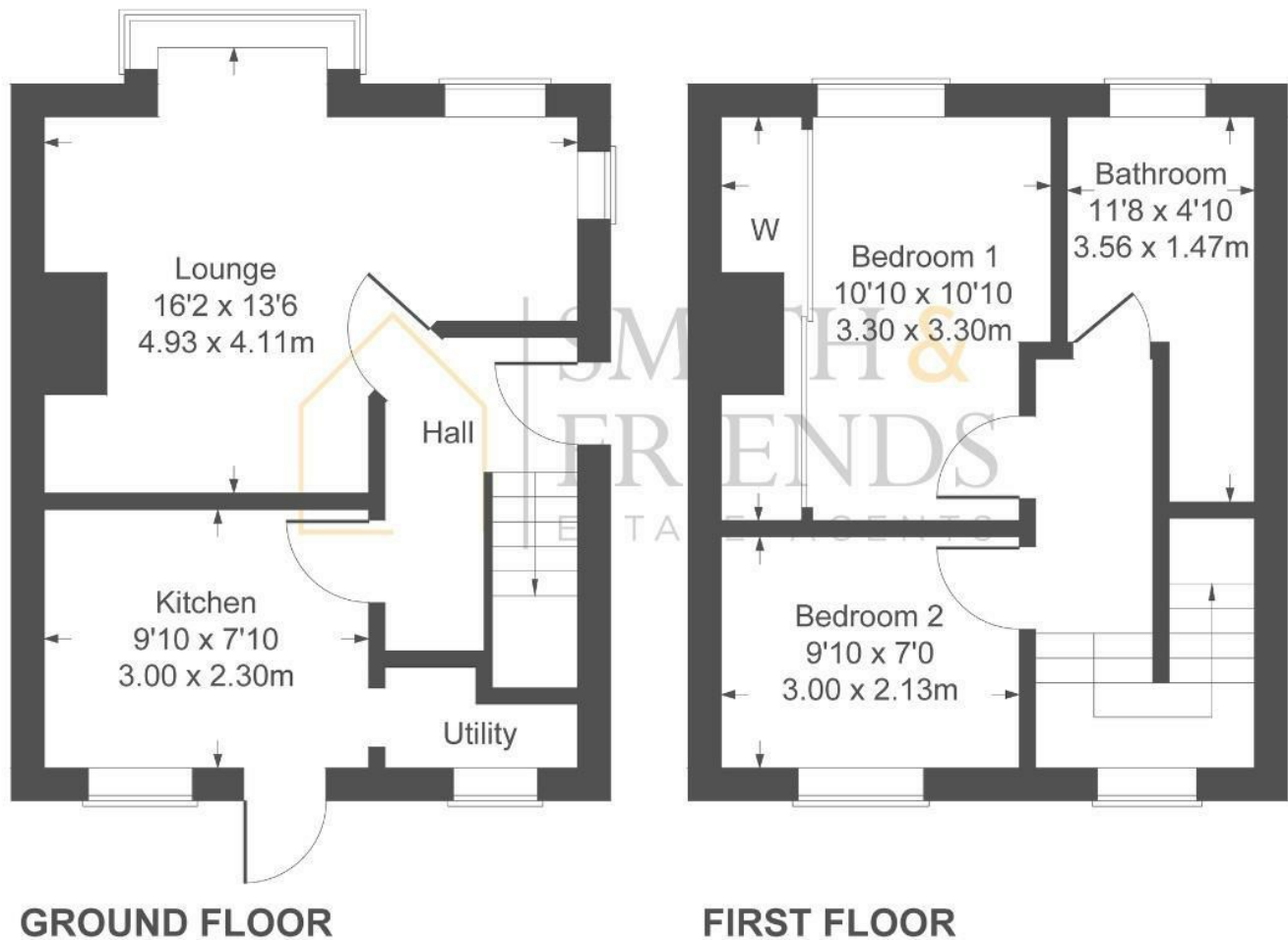
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Barmpton Lane

Approximate Gross Internal Area
649 sq ft - 60 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		
(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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