

Gainsborough Court, Darlington, DL1 5UH
Offers in excess of £107,000

estates⁴
'The Art of Property'



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Offers in excess of £107,000

Council Tax Band: A

Situated within a private and peaceful courtyard of similar properties, just off Smithfield Road, this well-presented home enjoys a highly convenient location within walking distance of Darlington town centre and the train station.

The property has recently undergone an extensive programme of redecoration, including new carpets to the lounge, stairs & landing, offering a fresh and modern interior ready for immediate occupation. Further significant improvements include the addition of SOLAR PANELS (installed January 2026), upgraded energy-efficient electric heaters, also completed in 2026, modern refitted uPVC double glazing and offered to the market with NO ONWARD CHAIN.

Ideal for first-time buyers or investors alike, the property offers deceptively spacious accommodation. The ground floor features a generous lounge and a light, airy dining kitchen with direct access to a manageable rear garden, which enjoys a favourable west-facing aspect.

To the first floor, there are two well-proportioned bedrooms, including a principal bedroom with a built-in wardrobe, both served by a well-appointed family bathroom. Externally to the front, the courtyard provides an excellent first impression, while the property benefits from an allocated parking space. Early viewing is highly recommended to appreciate the space, presentation, and location on offer.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Electric heaters replaced with the exception of the bathroom heater.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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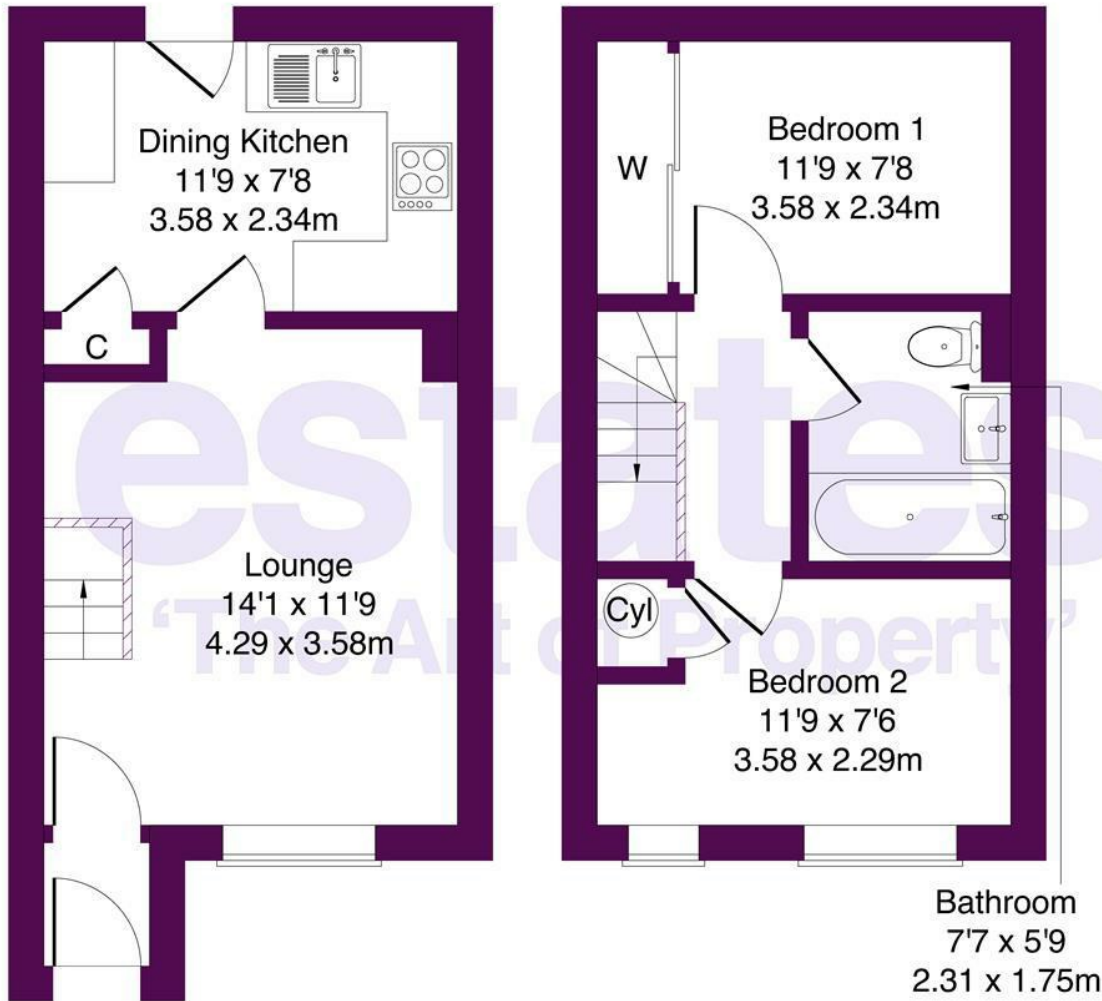
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Approximate Gross Internal Area: (535 sq ft - 50 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	