Gainsborough Court, Darlington, DL1 5UH

Offers in excess of £107,000

estates
'The Art of Property'

Gainsborough Court, Darlington, DL1 5UH
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.

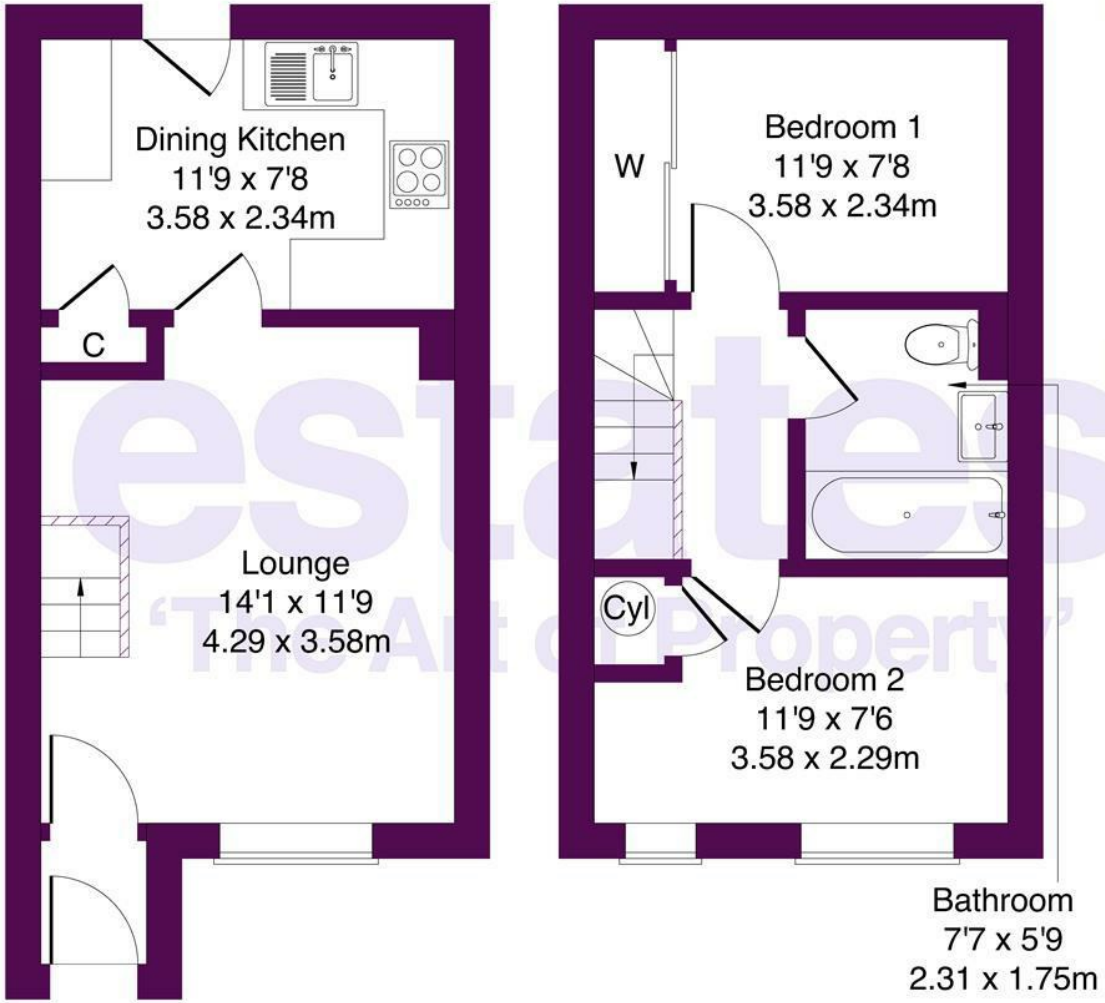
Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

GAINSBOROUGH COURT

Gainsborough Court, Darlington, DL1 5UH

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



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

estates
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/