



145 CROSBY STREET, DARLINGTON, DL3 0HW

Guide Price £85,000

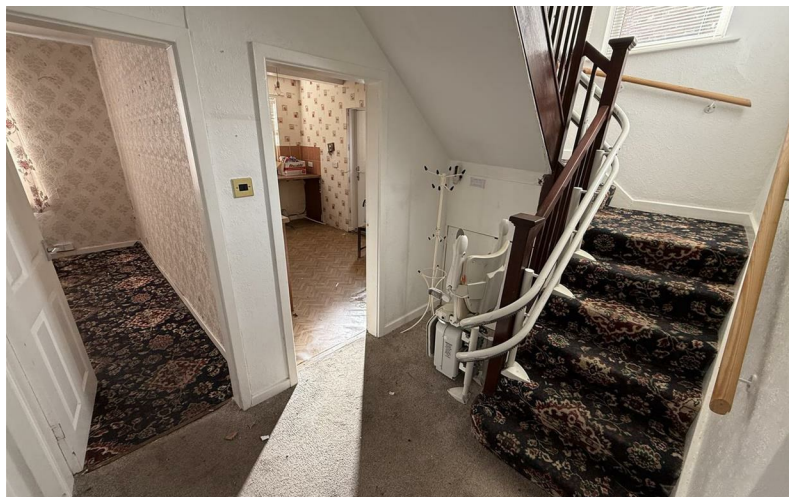
Situated in the popular Harrogate Hill area of Darlington and available with no onward chain we have pleasure in offering for sale this generously proportioned Three Bedroom Semi Detached residence which occupies a large plot.

With the benefit of Double Glazing, the accommodation briefly comprises of: Entrance Hallway with useful under the stairs storage cupboard and balustrade staircase to the first floor. The Lounge has a bay window to the front aspect. The dining Room is situated to the rear, along with The Kitchen which has been fitted with a range of units.

To the First Floor there are Three Bedrooms and Bathroom/WC

Externally the property is set back from the main road with grassland to the front, as well as having a generous rear Garden with access to the rear service lane.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any purchase agreement. The vendor, agent and any other person in their employment make no guarantee as to their accuracy or efficiency can be given.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

