



Park Crescent

Darlington DL1 5EF

No Onward Chain £140,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Semi-Detached Two Bedroom Property
- Detached Garage
- Close To Main Train Station

- South Park Location
- Council Tax Band A
- Viewing Advised

- Off Street Parking
- Epc Rating tbc
- No Onward Chain

Nestled in the desirable Park Crescent of Darlington, this charming two-bedroom semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, ideal for entertaining or relaxing, and a well-appointed bathroom, this property offers comfortable living spaces for you to enjoy.

Conveniently located near the award winning South Park, the main train station, and the town centre, this home provides easy access to various amenities and recreational areas, making it a perfect choice for those seeking both convenience and tranquillity.

The property features beautifully appointed gardens, with the rear garden facing west to capture the afternoon sun, creating a serene outdoor space for you to unwind after a long day. Additionally, a shared driveway leads to a single garage, offering secure parking and storage solutions.

With its prime location and charming features, this two-bedroom semi-detached house presents a fantastic opportunity for anyone looking to settle in a well-connected yet peaceful neighbourhood. An internal viewing is highly recommended to fully appreciate the beauty and potential this property has to offer.

Entrance Hall

Upvc door to side, staircase to first floor landing and radiator.

Lounge

15'0 x 10'8 (4.57m x 3.25m)

Upvc double glazed bow window to front, multi fuel burner and radiator.

Downstairs Cloaks

Upvc double glazed window to side, fitted with w/c and wash hand basin.

Dining Room

10'4 x 9'7 (3.15m x 2.92m)

Upvc double glazed window to rear, under stairs storage and radiator.

Kitchen

7'9 x 5'7 (2.36m x 1.70m)

Upvc double glazed windows to rear and side, fitted with wall, base and floor units, stainless steel sink, four ring gas hob and oven. There is an integrated washing machine, radiator and space for a fridge freezer. Upvc door to rear.

First Floor Landing

Bedroom One

15'0 x 10'8 (4.57m x 3.25m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

10'0 x 8'6 (3.05m x 2.59m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to rear, fitted with bath, shower cubicle, w/c, wash hand basin and radiator.

Externally

To the front is off street parking with a shared driveway.

To the rear there is a single detached garage and is mainly laid to lawn with a patio area and shed.

Council Tax

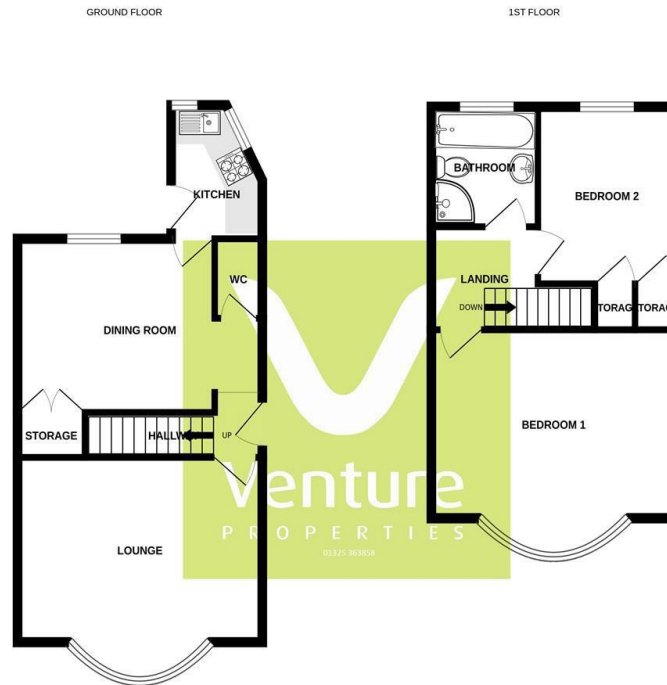
Band A

Tenure

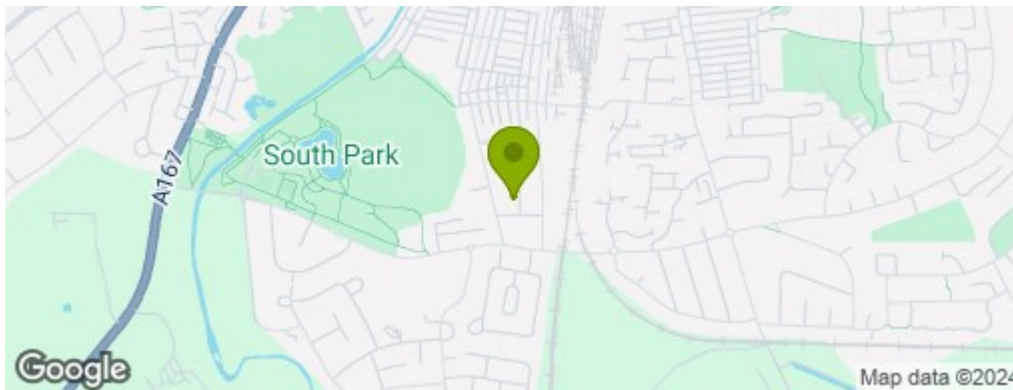
Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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 illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are not controlled and no guarantee as to their operability or efficiency can be given. Made with Metropix CS24



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