



**Selby Crescent**

Darlington DL3 9SD

**£95,000**







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# Selby Crescent

Darlington DL3 9SD



- Two Bedroom Terraced Property
- Council Tax Band A

- West Park Location
- Epc Rating D

- Front and Rear Gardens

This two bedroom end terrace property is situated in the Branksome/Cockerton area of Darlington and lies close to the amenities on offer in Cockerton Village and comes to the market with No Onward Chain.

The property would be an ideal first time buy or investment and briefly comprises: entrance hall, lounge, dining room, kitchen, two bedrooms to the first floor, separate W/C and family bathroom. There are gardens to the front and rear.

Viewing is recommended

## Entrance Hall

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

## Lounge

12'6 x 10'6 (3.81m x 3.20m)

Upvc window to front and radiator.

## Dining Room

11'11 x 8'5 (3.63m x 2.57m)

Upvc window to rear and radiator.

## Kitchen

8'5 x 7'3 (2.57m x 2.21m)

Upvc window to rear, fitted with wall, base and floor units, stainless steel sink. There is space for a cooker, washing machine and fridge freezer. Storage cupboard, radiator and composite door to side.

## First Floor Landing

Upvc window to side.

## Bedroom One

16'5 x 8'8 (5.00m x 2.64m )

Upvc window to front, storage cupboard and radiator.

## Bedroom Two

10'5 x 9'1 (3.18m x 2.77m)

Upvc window to rear and radiator.

## Bathroom

Upvc obscure window to rear, fitted with bath and shower over, wash hand basin and heated towel rail,

## Separate w.c

Upvc window to rear and w.c.

## Externally

To the front there are steps leading to a gated side access walkway and is mainly laid to lawn.

To the rear there is both patio and lawn areas, with ample space for outside seating, storage shed and well established greenery.

## Council Tax

Band A

## Tenure

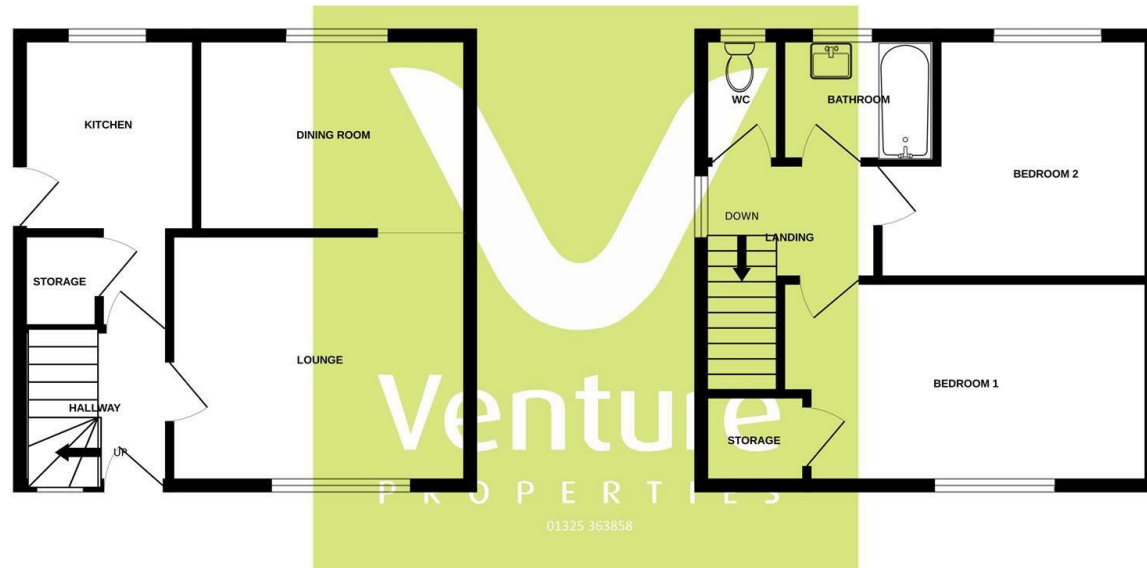
Freehold

## Note

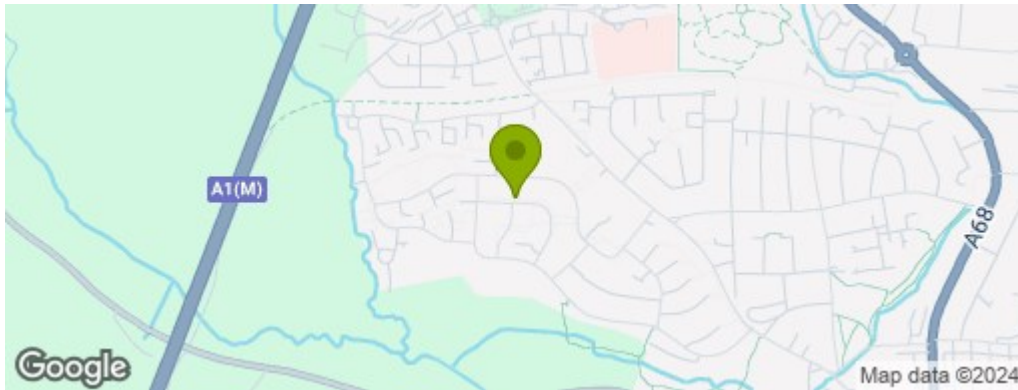
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GROUND FLOOR

1ST FLOOR



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## Property Information

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