



## Lanethorpe Crescent

Darlington DL1 4SH

Offers Over £70,000



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# Lanethorpe Crescent

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- Two Bedroom
- Dining Room To Rear
- Investment

- Needs Modernisation
- Gardens
- No Chain

- Lounge To Front
- Off Street Parking
- EPC TBC

## IN NEED OF A FULL REFURBISHMENT

Welcome to Lanethorpe Crescent, Darlington - a charming location for this semi-detached house with great potential! This two-bedroom property boasts two reception rooms.

Although this home is in need of a full refurbishment, it presents a fantastic opportunity for those looking to put their own stamp on a property. The mature style of the house adds character and charm, making it a wonderful blank canvas for your creative ideas.

Outside, you'll find gardens waiting to be transformed into your own private oasis, as well as a driveway providing convenient off-road parking. With no chain involved, this property is priced to sell, offering a great opportunity to make it your own.

Don't miss out on the chance to turn this diamond in the rough into your dream home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property holds.

### Hall

With stairs to the first floor.

### Lounge

Situated to the rear.

### Dining Room

With access into

### Kitchen

kitchen area with rear back door.

### First Floor

Landing.

### Bedroom 1

Situated to the front.

### Bedroom 2

Situated to the rear.

### Bathroom/W.C

Situated to the rear.

### Outside

The home has off street parking to the front, a small enclosed garden, to the rear of the home is an enclosed courtyard.

### Council Tax

Band A

### Tenure

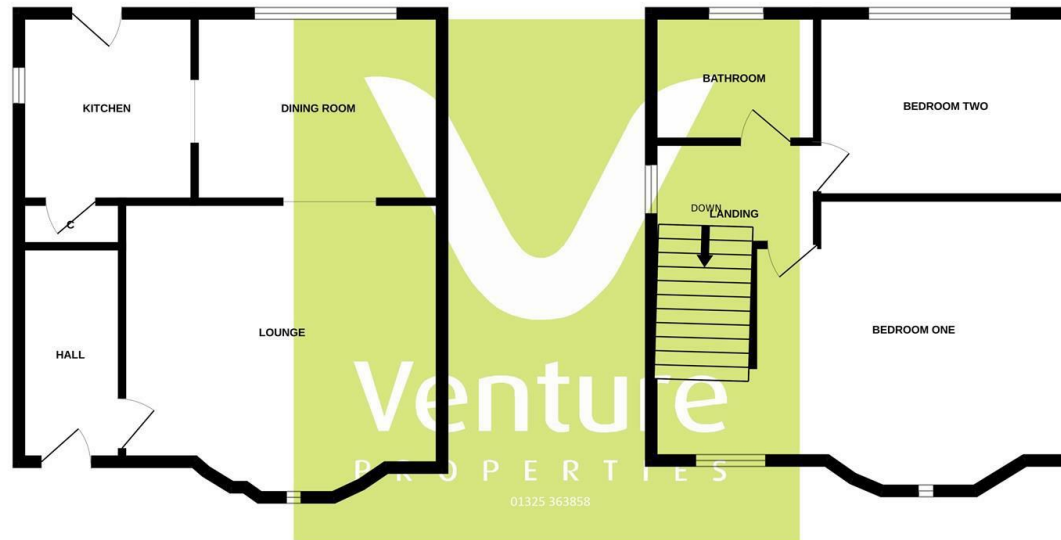
Freehold

### 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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