



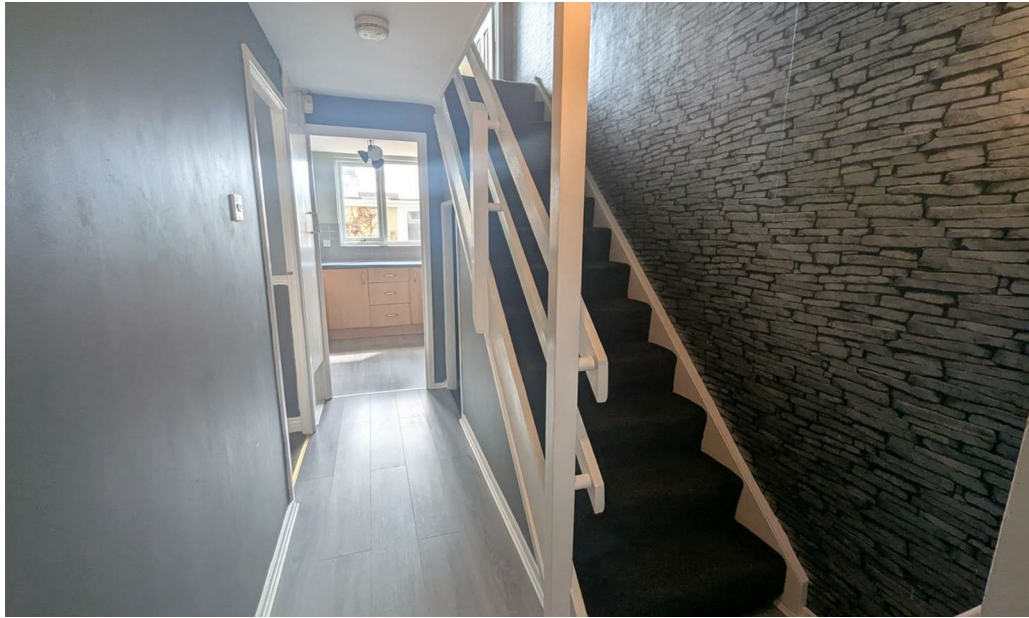
**Melsonby Crescent**

Darlington DL1 4TN

**Offers Over £70,000**







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# Melsonby Crescent

Darlington DL1 4TN



- Three Bedroom Terraced Property
- Garage

- Eastbourne Location
- Council Tax Band A

- Gardens Front And Rear
- Epc Grade C

Situated in the popular Eastbourne area of Darlington, this three-bedroom mid terraced house on Melsonby Crescent presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The ground floor cloakroom adds a practical touch, enhancing the convenience of daily living. The property also includes a garage, offering secure parking and additional storage options, while the gardens provide outdoor space for gardening or enjoying the fresh air.

With no onward chain, this home is ready for you to move in without delay. Its proximity to local amenities ensures that you will have everything you need within easy reach, making it an ideal choice for those seeking a vibrant community atmosphere.

We highly recommend viewing this property to fully appreciate its potential and charm. Don't miss out on the chance to make this delightful house your new home.

## Entrance Hall

Upvc door to the front, staircase to first floor landing with storage under, laminate flooring and radiator.

## Ground Floor Cloaks

With low level w.c and wash hand basin.

## Lounge

14'1" x 11'8" (4.30 x 3.56)

Upvc double glazed window to front, fireplace with electric fire and radiator.

## Dining Room

8'11" x 10'0" (2.73 x 3.04)

Upvc double doors to the rear, laminate flooring and radiator.

## Kitchen

8'4" x 8'5" (2.54 x 2.57)

Upvc double glazed window to rear, fitted with a range of beech wall, base and drawer units with contrasting work surfaces and stainless steel sink. Gas cooker, wall mounted boiler, space for fridge/freezer and washing machine, part tiled walls and laminate flooring.

## First Floor Landing

With airing cupboard.

## Bedroom One

11'5" x 12'1" (3.47 x 3.69)

Upvc double glazed window to rear and radiator.

## Bedroom Two

8'6" x 9'3" (2.58 x 2.82)

Upvc double glazed window to front and radiator.

## Bedroom Three

8'11" x 7'5" (2.72 x 2.26)

Upvc double glazed window to front and storage cupboard.

## Bathroom

Upvc double glazed obscure window to the rear, fitted white suite comprising panelled bath with shower over, low level wc, wash hand basin, fully tiled walls and radiator.

## Externally

To the front small garden to the front and enclosed garden to the rear. There is garage with access from the rear garden. There is off street parking accessed via double gates to the rear.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 893 ft 2 / 83 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1000 Mbps

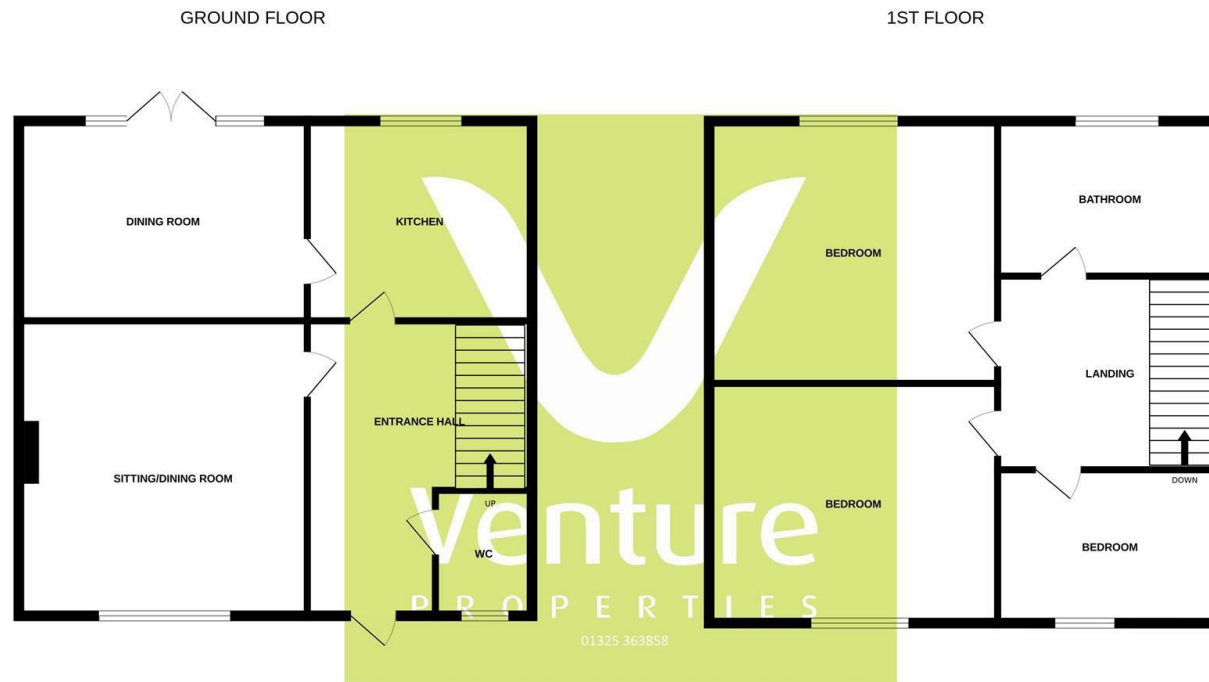
Satellite / Fibre TV Availability

BT

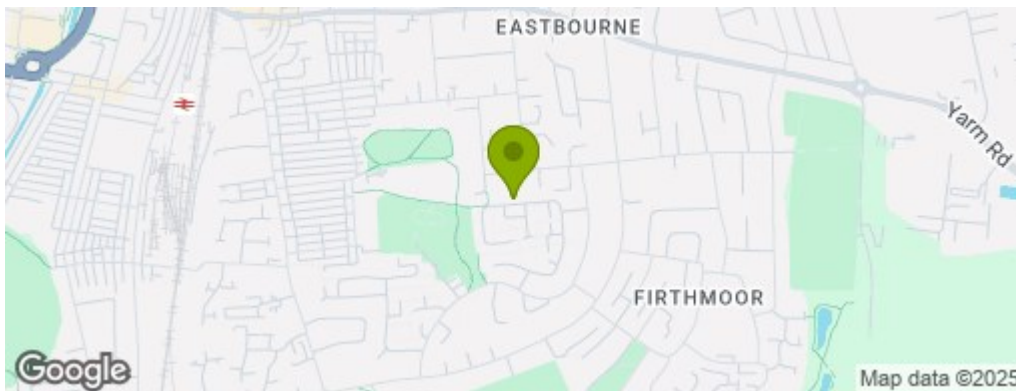
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## Note

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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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