



Ingleby Moor Crescent

Darlington DL1 4RW

£110,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Ingleby Moor Crescent

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- Three Bedroom Terraced Property
- Close to Travel & Transport Links
- Council Tax Band B

- Ideally situated in the Eastbourne Area of Darlington
- Priced to Sell
- EPC Rating

- Two Reception Rooms
- Garden to Rear

Ingleby Moor Crescent, in the popular Eastbourne area of Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and those looking to invest. The property is priced to sell either way and offers great yield potential.

Boasting two spacious reception rooms, along with three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office. The house features a well-appointed bathroom, ensuring convenience for all residents, along with an en-suite to bedroom one and an additional ground floor cloakroom, providing convenience for all.

This property is competitively priced to sell, making it an attractive option in today's market. With its inviting layout and rear garden there is heaps of potential for personal touches.

This property is ready to welcome its new owners. Don't miss the chance to make this lovely house your own in the heart of Darlington.

Entrance Hall

Door to front, staircase to first floor landing, storage cupboard and radiator.

Kitchen

15'3" x 7'11" (4.65m x 2.41m)

Upvc double glazed window to front, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a fridge freezer and washing machine. Radiator.

Lounge

15' x 12' x 8'2" (4.57m x 3.66m x 2.49m)

Two sets of Upvc French doors to rear, under stairs storage cupboard and radiator.

Ground Floor Cloaks

With w.c, wash hand basin and radiator.

First Floor Landing

Storage cupboard and access to loft.

Bedroom One

11'4" x 8'2" (3.45m x 2.49m)

Two Upvc double glazed windows to rear and radiator.

En-Suite

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

Bedroom Two

12'3" x 8' (3.73m x 2.44m)

Upvc double glazed window to front and radiator.

Bedroom Three

9'4" x 6'7" (2.84m x 2.01m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed window to side, bath, w.c, wash hand basin and radiator.

Externally

To the rear is an enclosed garden.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

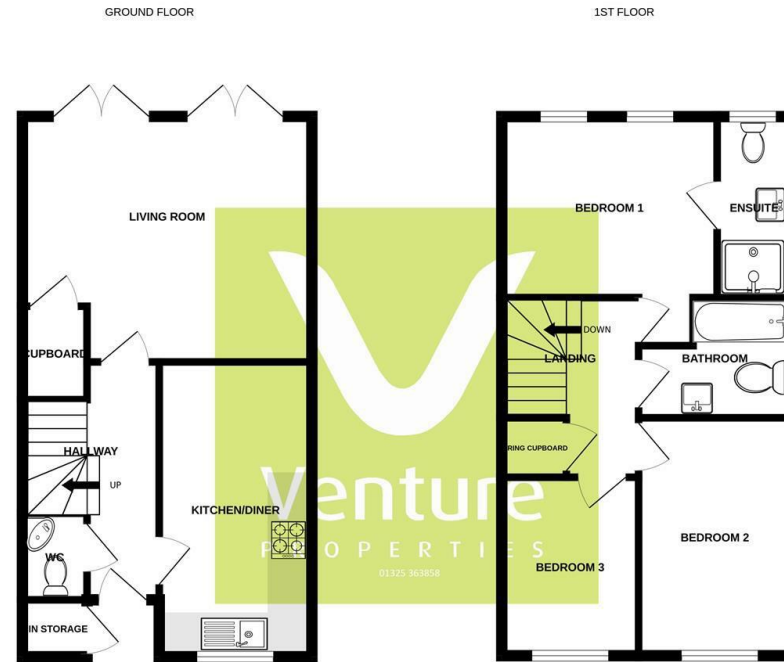
BT

Sky

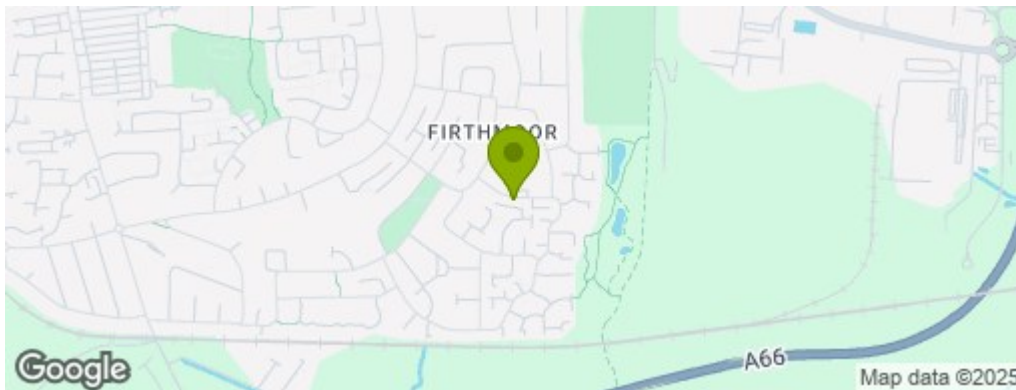
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Note

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.



While 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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