



## Lanethorpe Crescent

Darlington DL1 4SH

Guide Price £70,000





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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# Lanethorpe Crescent

Darlington DL1 4SH



- Two Bedroom Semi Detached property
- Sold Via Secure Sale

- Popular Eastbourne Location
- Council Tax Band A

- Immediate 'Exchange of Contracts' Available
- Epc Rating D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Welcome to Lanethorpe Crescent, Darlington situated in the desirable area of Eastbourne - a charming semi-detached house that could be your next dream home.

This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office.

The absence of a chain means a smoother and quicker process for you to make this house your own.

Don't miss out on the opportunity to own this delightful two-bedroom semi-detached house in Darlington. Book a viewing today and envision the life you could create in this wonderful property!

## Entrance Hall

Upvc door to front and staircase to first floor landing,

## Lounge

12'8 x 12'5 (3.86m x 3.78m)

Upvc double glazed bow window to front and radiator.

## Kitchen

11'6 x 7'5 (3.51m x 2.26m)

Upvc double glazed window to rear, fitted with wall, base and drawer nits, stainless steel sink. There is space for a cooker, fridge freezer and washing machine, Storage cupboard and radiator.

## Conservatory

8 x 6'1 (2.44m x 1.85m)

With double glazing and half wall, French doors to rear and access to downstairs w/c.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

14'5 x 12'8 (4.39m x 3.86m)

Upvc double glazed window to front and radiator.

## Bedroom Two

9'11 x 9'11 (3.02m x 3.02m)

Upvc double glazed window to rear and radiator.

## Bathroom

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

## Externally

To the rear is a low maintenance garden with shed. To the front

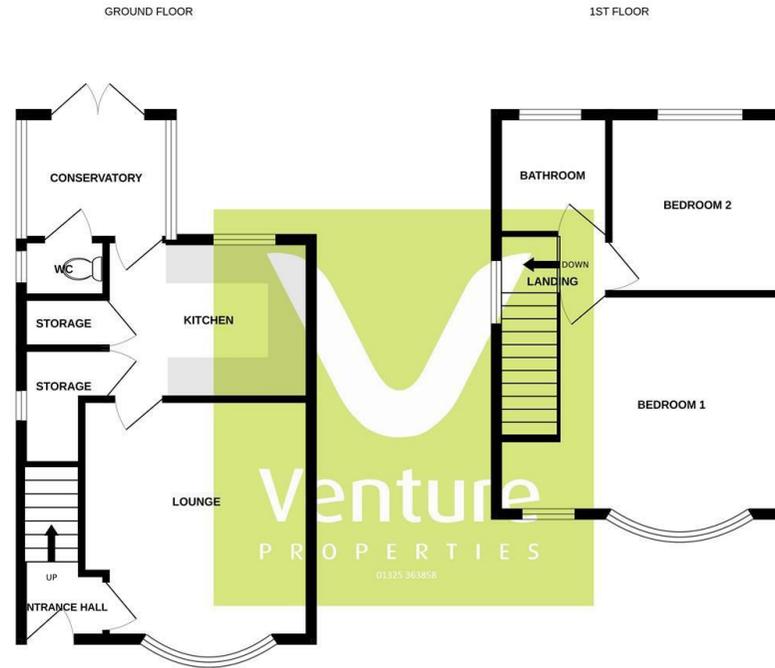
## Council Tax

Band A

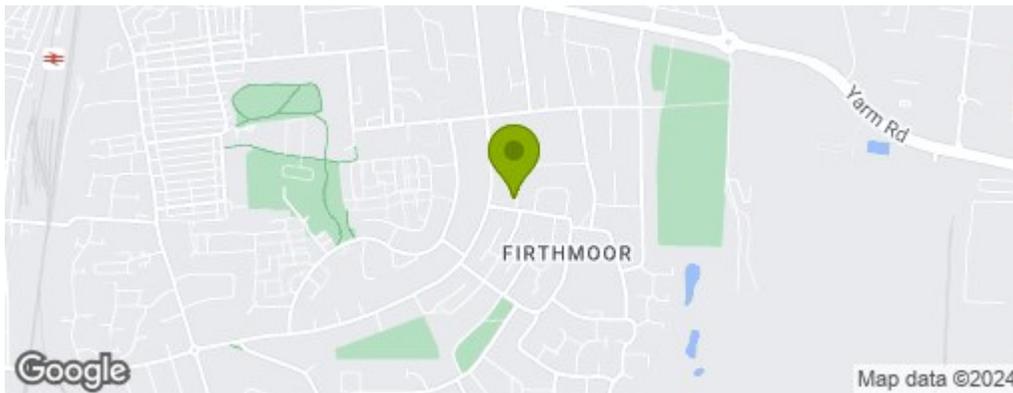
## Tenure

## 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 floorplans 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 fixtures, 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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