



12 Norton Crescent Sadberge, Darlington, DL2 1SR

AVAILABLE AROUND 10.05.2024 - SORRY NO PETS OR SMOKERS

Gas centrally heated via a Hive system and double glazed throughout, the accommodation is tastefully decorated and provides 2 separate reception rooms and modern white kitchen with an excellent range of storage cupboards incorporating integrated oven, hob and dishwasher. To the first floor are 2 double bedrooms (both fitted with wardrobes) and a modernised bathroom with modern tiling to walls, wash basin in a vanity unit and P-shaped bath having shower over. Outdoor space comes with a garden to the front and a good size lawned south facing rear garden.

Sadberge is perfectly located for commuting to Durham, Newcastle, Sunderland, Darlington, Stockton or Middlesbrough having ease of access to the A66. The Village Hall offers nursery facilities, various social activities and hobby classes. The recent addition of the Tees Flex bus service is also available to and from Teesside Airport and surrounding areas. A school bus picks up both primary and secondary students from the nearby village of Middleton St George. The village also enjoys 2 reputable public houses, The Buck Inn and The Tuns both of which also serve food and you are spoilt for choice for long countryside walks nearby.

£750 PCM

12 Norton Crescent

Sadberge, Darlington, DL2 1SR



- SEMI DETACHED HOUSE
- GARDENS FRONT AND REAR
- MODERNISED BATHROOM WITH SHOWER OVER BATH
- 2 DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- GREAT TRANSPORT LINKS
- GAS CENTRAL HEATING VIA HIVE SYSTEM
- MODERNISED KITCHEN WITH INTEGRATED APPLIANCES

HALL

LOUNGE

10'0" x 17'1" (3.05 x 5.21)

DINING ROOM

10'4" x 10'3" (3.15 x 3.12)

KITCHEN

4'4" x 14'3" (1.32 x 4.34)

LANDING

BEDROOM 1

15'2" x 8'9" (4.62 x 2.67)

BEDROOM 2

10'5" x 10'0" (3.18 x 3.05)

BATHROOM

7'5" x 4'8" (2.26 x 1.42)

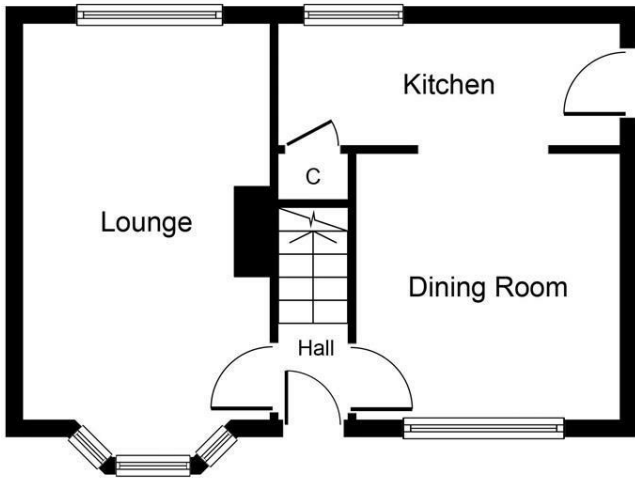


[Directions](#)

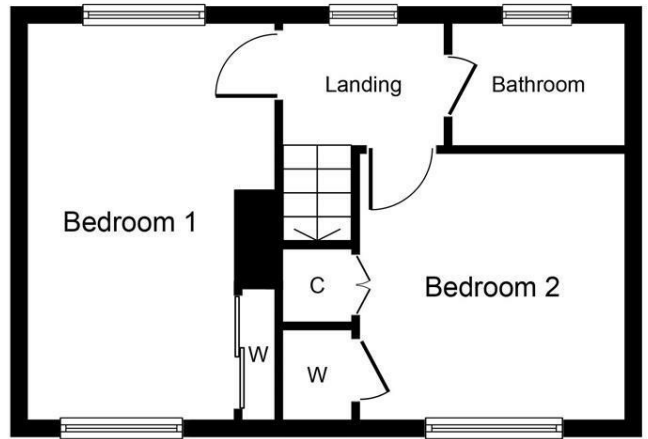




Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	