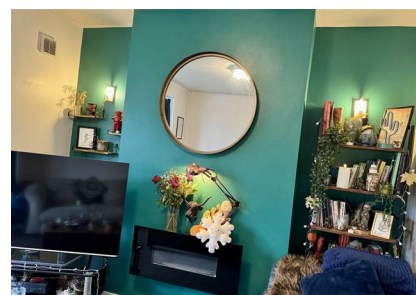


Park Crescent, Darlington, DL1 5EG  
Offers in the region of £140,000

**estates<sup>4</sup>**  
'The Art of Property'





## Park Crescent, Darlington, DL1 5EG

### Offers in the region of £140,000

### Council Tax Band: A

Located in the desirable area Eastbourne area of Darlington, this extended semi-detached home presents an excellent opportunity for a variety of buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The ground floor features a well-appointed kitchen extension, enhancing the functionality of the home including four skylights, flooding the room with natural light.

With two double bedrooms, this residence is perfect for small families or couples seeking comfort and convenience. Outside, the property offers a driveway with parking for one vehicle, and a generous rear garden providing a outdoor space for gardening or simply enjoying the fresh air.

Situated in a popular location, this home is conveniently close to the train station, making commuting a breeze. The vibrant town centre is just a short distance away, offering a variety of shops, cafes, and amenities. Additionally, the picturesque South Park is nearby, perfect for leisurely strolls or family outings. This property is open to offers, making it an attractive option for those looking to make a move.

#### Ground floor

Entrance lobby with open aspect to the dining room, leading to the kitchen extension. Lounge located to the front with a bay window allowing ample natural light. The dining room features a useful understairs storage cupboard, while the kitchen provides a good range of units, four skylights and French doors leading to the garden.

#### First floor

Hatch with fitted ladder allowing loft access, which

also houses the Combi boiler. Two double bedrooms, the master of particular size, and a bathroom with white suite.

#### Externally

Gardens to both front and rear, along with a driveway allow parking for one vehicle. Side access to the rear garden, considered a good size ideal for those warmer months.

#### Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

#### Estates 'The Art of Property'

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#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

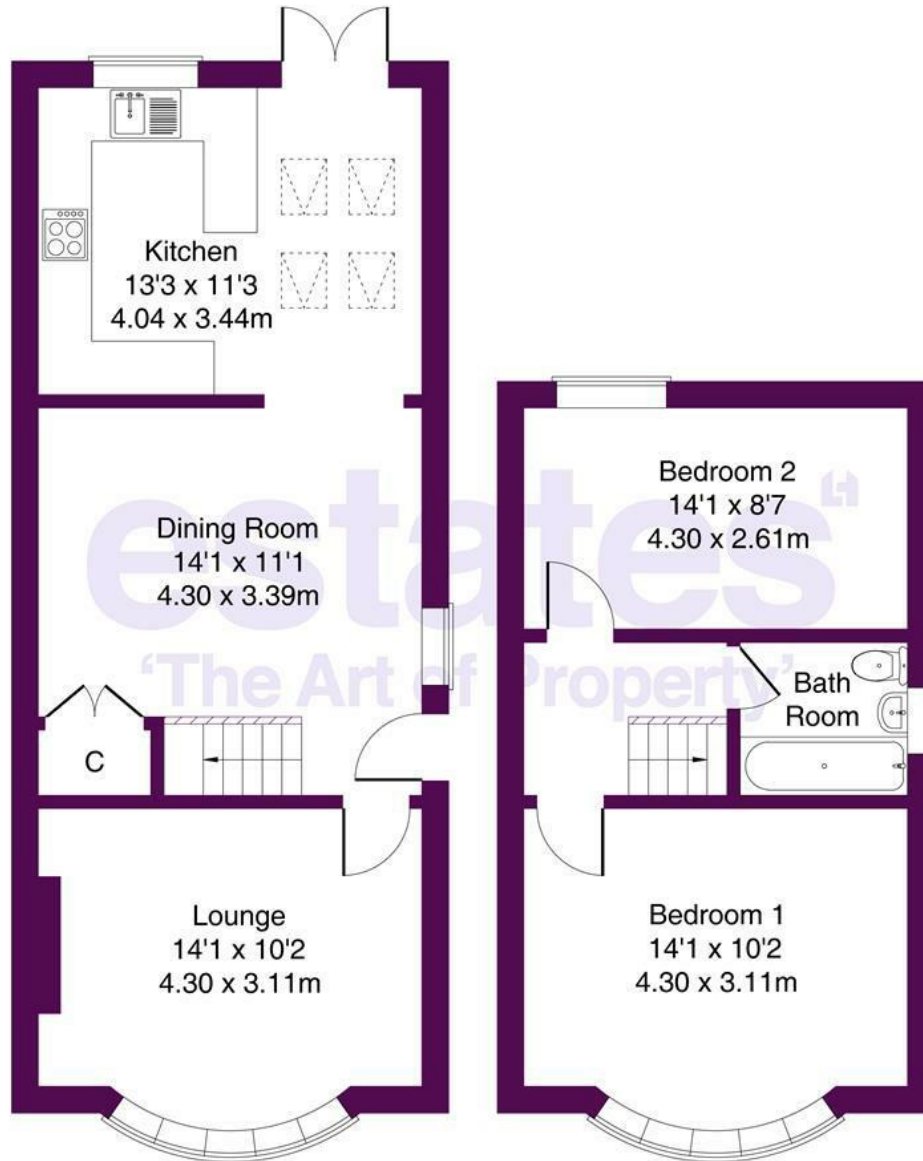






# Park Crescent, Darlington, DL1 5EG

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



**estates<sup>4</sup>**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC