



Crosby Street, Darlington

Darlington



Offers in Region of £120,000



Crosby Street

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Situated in the popular Harrowgate Hill area of Darlington, this immaculately presented two-bedroom terraced property on Crosby Street is an excellent opportunity for first-time buyers or those looking for a charming and well-presented home.

The property has been updated and improved, offering modern accommodation throughout. The ground floor features a welcoming reception room, together with a stylish kitchen incorporating contemporary fittings. The kitchen also benefits from a range cooker, fridge freezer, dishwasher, washing machine and dryer, all of which are included in the sale. The bathroom has also been modernised to create a fresh and appealing space.

Upstairs, the property offers two well-proportioned double bedrooms, providing comfortable living accommodation.

To the rear, there is a garden, along with a garage with car pit, offering useful additional storage or parking.

The property is situated close to local amenities and enjoys the established community atmosphere of Harrowgate Hill.

Offered for sale with **no onward chain**, this lovely home is ready for its new owner to move in and make it their own.



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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: A

Tenure: Freehold

- Two-bedroom terraced house with Garage and Garden to Rear
- No onward chain
- Modern kitchen/Diner and bathroom
- Popular Harrowgate Hill Area of Darlington
- Close to Shops and Schools
- Energy Performance Certificate: C





Vestibule

3' 7" x 3' 2" (1.09m x 0.96m)

Lounge

13' 9" x 13' 4" (4.20m x 4.06m)

Hallway

3' 7" x 2' 9" (1.08m x 0.83m)

Kitchen

14' 3" x 11' 3" (4.35m x 3.43m)

Landing

15' 0" x 5' 5" (4.58m x 1.65m)

Bedroom 1

14' 4" x 8' 9" (4.36m x 2.67m)

Bedroom 2

11' 9" x 8' 8" (3.59m x 2.64m)

Bathroom

12' 6" x 5' 5" (3.82m x 1.64m)

Garage

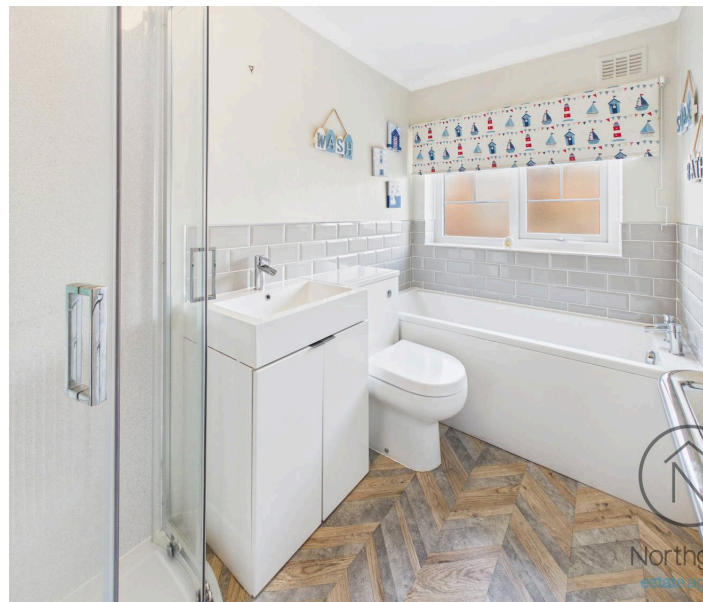
19' 3" x 10' 3" (5.87m x 3.12m)

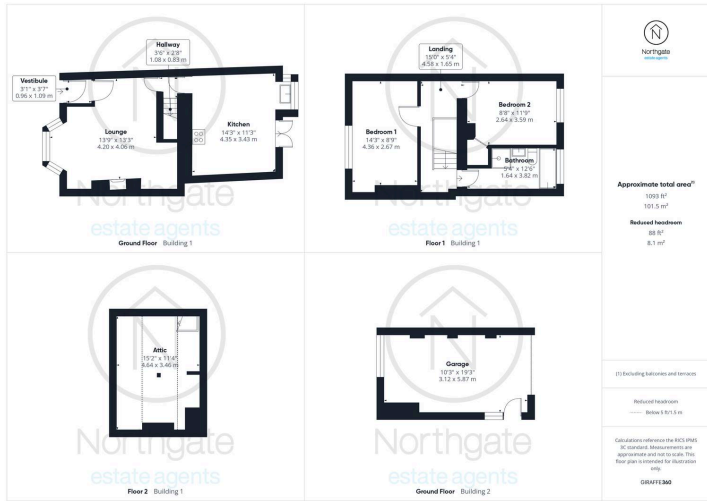
Front Garden

Rear Garden

Garage

Single Garage







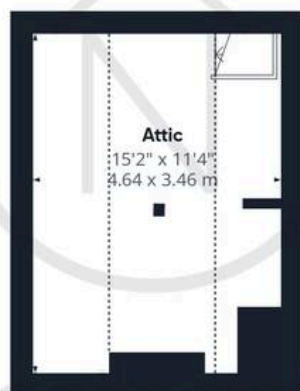
Northgate
estate agents



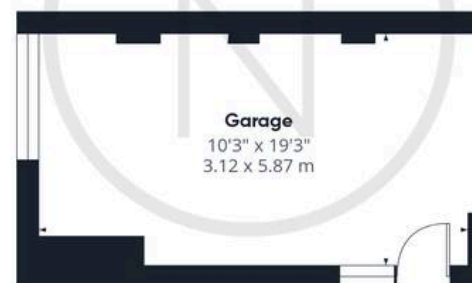
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1093 ft²

101.5 m²

Reduced headroom

88 ft²

8.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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