



**Crosby Street**

Darlington DL3 0HD

**£140,000**







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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# Crosby Street

## Darlington DL3 0HD



- No Onward Chain
- Garage and Garden to Rear
- EPC Rating

- Two Bedroom Terraced Property
- Close to Shops and Schools
- Very Well Presented

- Popular Harrowgate Hill Area of Darlington
- Council Tax Band A

Positioned in the desirable Harrowgate Hill area of Darlington, this immaculately presented two-bedroom terraced house on Crosby Street is a true gem. Perfectly suited for first-time buyers or those seeking a charming home, this property has been thoughtfully updated and improved to meet modern living standards.

Upon entering, you will find an inviting reception room perfect for relaxation. The stylishly updated kitchen is a highlight, featuring contemporary fittings that make cooking a delight. The bathroom has also been tastefully modernised, ensuring comfort and convenience for all residents.

The property boasts two well-proportioned double bedrooms, providing a peaceful retreat at the end of the day. Outside, the rear yard offers a private space for outdoor enjoyment, complete with a garage for additional storage or parking needs.

Located close to local amenities, this home is not only practical but also offers a vibrant community atmosphere. With no onward chain, this property is ready for you to move in and make it your own without delay. This is an excellent opportunity to acquire a lovely home in a sought-after area of Darlington. Don't miss out on the chance to view this delightful property.

### Entrance Vestibule

Door to front

### Lounge

14'01 x 17'01 (4.29m x 5.21m)

Upvc double glazed bay window to front, coving to ceiling, fireplace with inset electric fire and radiator. Under stairs recess.

### Kitchen/Diner

14'03 x 13'03 (4.34m x 4.04m)

Upvc double glazed window to side, bay window and double doors to rear. Fitted Sage wall, base and drawer units, with deep pan drawer. Belfast sink with mixer tap, space for a Range style cooker and a range of integrated appliances, including fridge freezer, washing machine, tumble dryer and dishwasher. Concealed Worcester Boiler and stone flooring.

### First Floor Landing

### Bedroom One

15'01 x 8'07 (4.60m x 2.62m)

Upvc double glazed window to front, coving to ceiling and radiator.

### Bedroom Two

11'10 x 8'07 (3.61m x 2.62m)

Upvc double glazed window to rear, coving to ceiling, storage cupboard with hanging rail and radiator.

### Bathroom

Upvc double glazed obscure window to rear, coving to ceiling, panelled bath with mixer taps. Shower cubicle with waterfall and spray, wash hand basin in vanity and low level w.c. Heated towel rail, vinyl flooring and New York style part tiled walls.

### Externally

To the front there is a forecourt and to the rear is an enclosed yard, mainly laid to concrete with a raised, paved patio. There is access to a garage with double doors, power and light. Outside tap installed.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

75 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

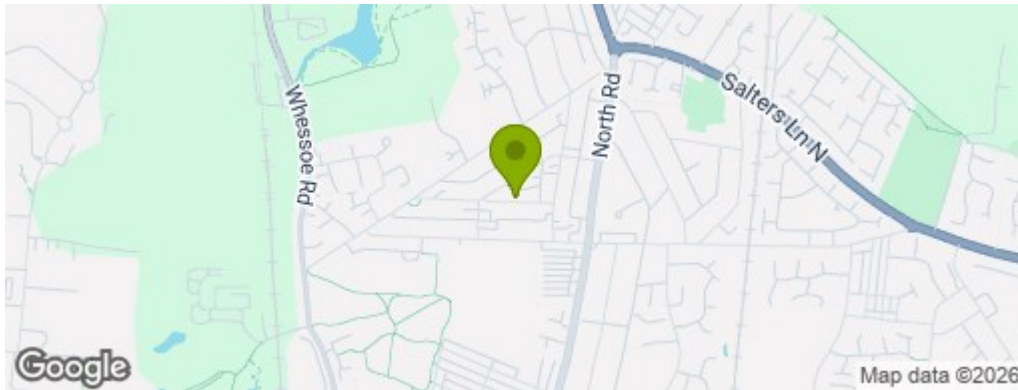
BT

Sky

Virgin

### 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.



## Property Information

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