



Park Crescent

Darlington DL1 5EF

£85,000





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.

Park Crescent

Darlington DL1 5EF



- Two Bedroom Semi-Detached Property
- Enclosed Garden to Rear
- Council Tax Band A

- South Park Location of Darlington
- Close to Schools and Parks
- EPC Rating D

- Off Street Parking
- Not Far From Town Centre

The vendor has been in receipt of an offer of £78,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

CASH BUYERS ONLY

In the charming area of Park Crescent, Darlington, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests. With two inviting bedrooms, this home is perfect for small families or couples looking for a peaceful retreat.

The property features a well-appointed bathroom, ensuring convenience for daily routines. Outside, you will find lovely gardens to both the front and rear, offering a pleasant outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, there is parking available for one vehicle, adding to the practicality of this charming residence.

This semi-detached house is competitively priced to sell, making it an attractive option in the current market. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home in Darlington.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

14'2 x 10'5 (4.32m x 3.18m)

Upvc double glazed bow window to front and radiator.

Dining Room

14' x 13'5 (4.27m x 4.09m)

Upvc double glazed window to rear, under stairs storage and radiator.

Kitchen

13'10 x 7'6 (4.22m x 2.29m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap.

First Floor Landing

Bedroom One

14'2 x 10'7 (4.32m x 3.23m)

Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two

14'1 x 7'5 (4.29m x 2.26m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, bath, wash hand basin and w.c with radiator.

Externally

To the front there is off street parking and access to the rear.

To the rear is an enclosed garden.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £

Conservation Area No

Flood Risk Very low

Floor Area 785 ft 2 / 73 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

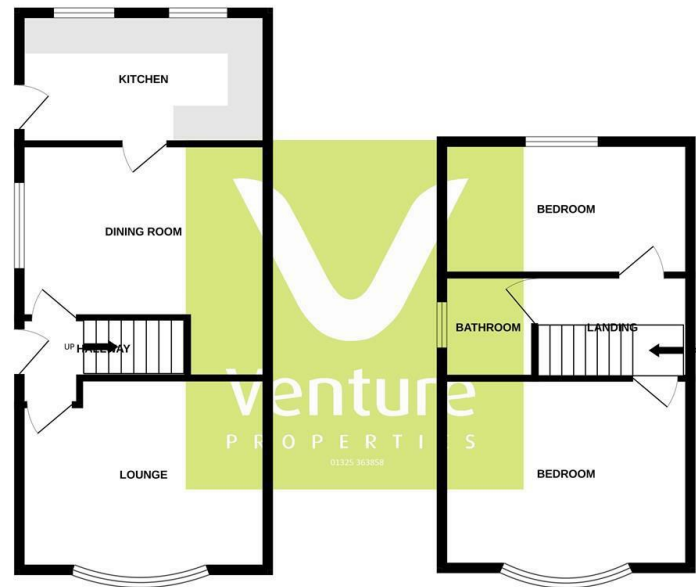
Virgin

Note

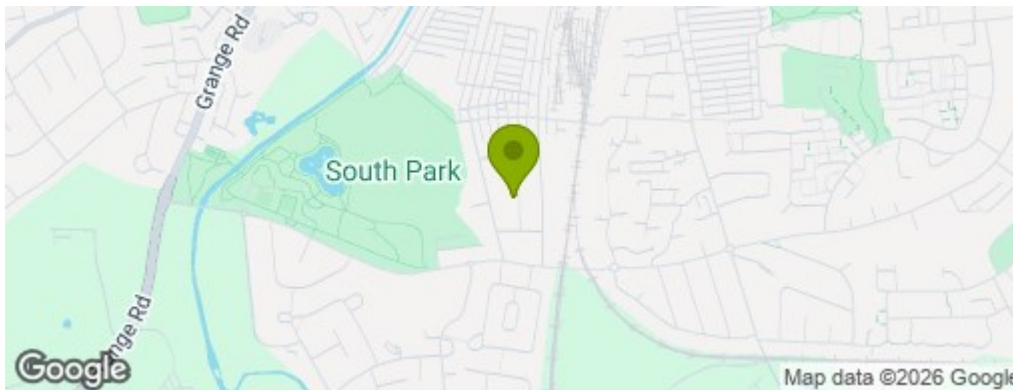
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/2015



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com