Selby Crescent

Darlington DL3 9SD

Offers In The Region Of £115,000

Venture
PROPERTIES

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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Selby Crescent

Darlington DL3 9SD

x 2 x 1 x 2

- Three Bedroom Terrace
- Open Aspect Living / Dining Room
- Transport Easily Accessible
- Off Street Parking
- Close to Schools
- Council Tax Band A
- Garage To Rear
- Not Far from West Park Nature Reserve
- EPC Rating C

Welcome to Selby Crescent in the heart of Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

As you enter, you are greeted by a spacious, open aspect reception room, providing ample space for relaxation and entertaining guests. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy living room or a area for dining. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for accommodating family members or guests, ensuring everyone has their own space. The shared bathroom is conveniently located, making daily routines effortless.

One of the standout features of this home is the parking space available to the front of the property, with a garage to the rear; a rare find in many urban settings. This added convenience allows for easy access and peace of mind, especially in a bustling area.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families. With its appealing layout and practical features, this terraced house on Selby Crescent is a wonderful opportunity for those looking to settle in Darlington. Don't miss the chance to make this lovely house your new home.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Lounge/Diner
An generous open aspect room with Upvc double glazed window to front and French doors to the rear. Feature fireplace with electric fire and decorative coving to the ceiling give this room character. Should you wish for a dining area, there is plenty of space for a table and chairs.

Kitchen
Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine and fridge freezer. Ceiling fan and door to rear.

First Floor Landing
Access to loft via drop down ladder.

Bedroom One
Upvc double glazed window to front and radiator.

Bedroom Two
Upvc double glazed window to rear and radiator.

Room 3
Upvc double glazed window to front and radiator.

Bathroom
Two Upvc double glazed obscure windows to rear, panelled bath with shower over, wash hand basin, low level w.c and radiator. Part tiled.

Externally
To the front there is off street parking.
To the rear there is a paved patio area and a detached garage ideal for storage , artificial lawn and raised decking feature.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
3 Mbps
Superfast
60 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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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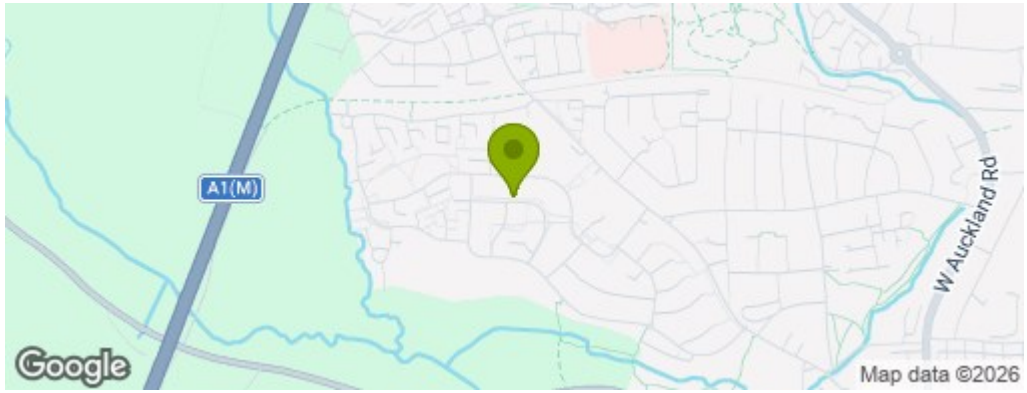

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