

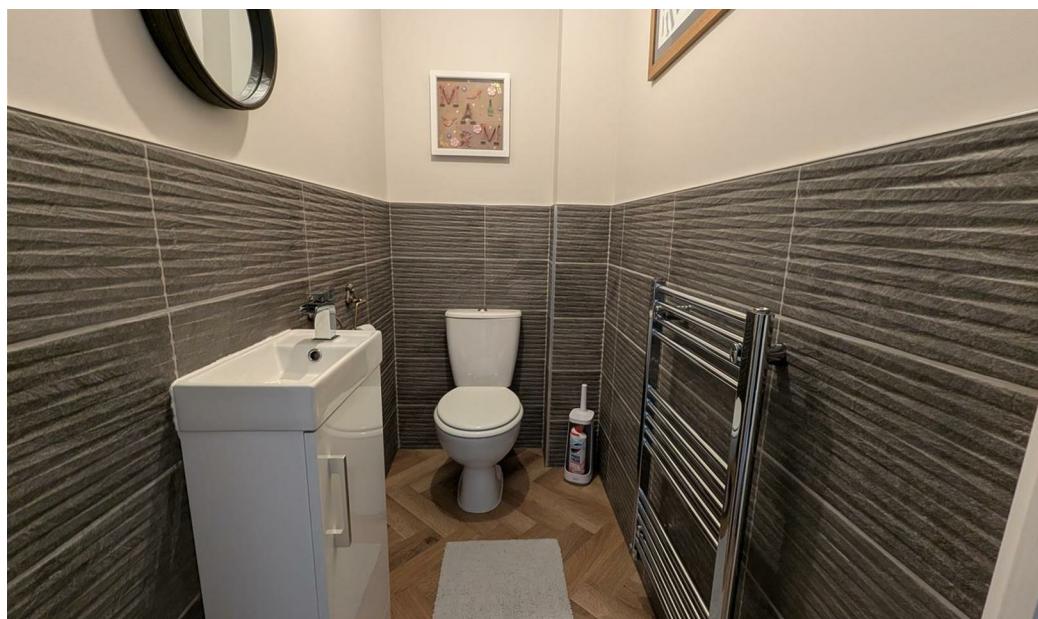


**Bobbin Crescent**

Darlington DL1 1NZ

Asking Price £170,000





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# Bobbin Crescent

Darlington DL1 1NZ



- Three Bedroom Terraced Property
- Close To Local Amenities

Located in Bobbin Crescent, Darlington, this immaculately presented three-bedroom modern mid-terrace house offers a perfect blend of modern living and comfort. Situated within this popular Taylor Wimpey development off McMullen Road, this property is ideal for families and professionals alike.

As you enter, you are welcomed into a welcoming reception with quality LVT flooring, the heart of the home is undoubtedly the open-plan kitchen diner, which has been thoughtfully upgraded by the current owners. This inviting space not only provides ample room for dining and entertaining but also seamlessly leads onto the garden, creating a wonderful flow for indoor and outdoor living.

The property boasts three well-proportioned bedrooms, providing plenty of space for relaxation and rest the main bedroom has an en-suite, the home caters to the needs of a busy household, ensuring convenience and privacy for all.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. Additionally, the house benefits from its own gardens and parking, making it a practical choice for those seeking outdoor space and ease of access.

In summary, this delightful terraced house on Bobbin Crescent is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern upgrades, spacious layout, and convenient location, it is sure to attract considerable interest. Do not miss the chance to make this lovely home your own.

## Entrance Hall

Door to front and staircase to first floor landing with vertical radiator.

## Lounge

13'11 x 12'01 (4.24m x 3.68m)

Upvc double glazed window to front and radiator.

## Kitchen/Diner

9'04 x 15'05 (2.84m x 4.70m)

Double doors to rear, fitted cream wall, base and drawer units with contrasting wood effect worktops. Four ring gas hob with extractor over and oven. One and a half stainless steel sink with mixer tap. Integrated fridge freezer and washing machine. Space for a table and chairs, spotlights to ceiling and vertical radiator.

- Gardens to Rear
- Council Tax Band B

- Off Street Parking
- EPC Rating B

## Inner Hallway

## Ground Floor Cloaks

Low level w.c, wash hand basin in vanity and heated towel rail. Part tiled walls, under stairs storage and Lvt flooring.

## First Floor Landing

## Bedroom One

11'03 x 10'01 (3.43m x 3.07m)

Upvc double glazed window to front, fitted wardrobes with hanging rail and drawers. Radiator.

## En-Suite

Upvc double glazed obscure window to front, shower cubicle with low level w.c, wash hand basin in vanity, part tiled walls and Lvt flooring.

## Bedroom Two

11'06 x 6'06 (3.51m x 1.98m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

6'5 x 11'6 (1.96m x 3.51m)

Upvc double glazed window to rear and radiator.

## Bathroom

Panelled bath with mixer tap and low level w.c, wash hand basin, part tiled walls and Lvt flooring.

## Externally

To the front there is off street parking for two vehicles.

To the rear is mainly laid to lawn with patio area and gated access.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 850 ft 2 / 79 m 2  
Plot size 0.04 acres  
Mobile coverage

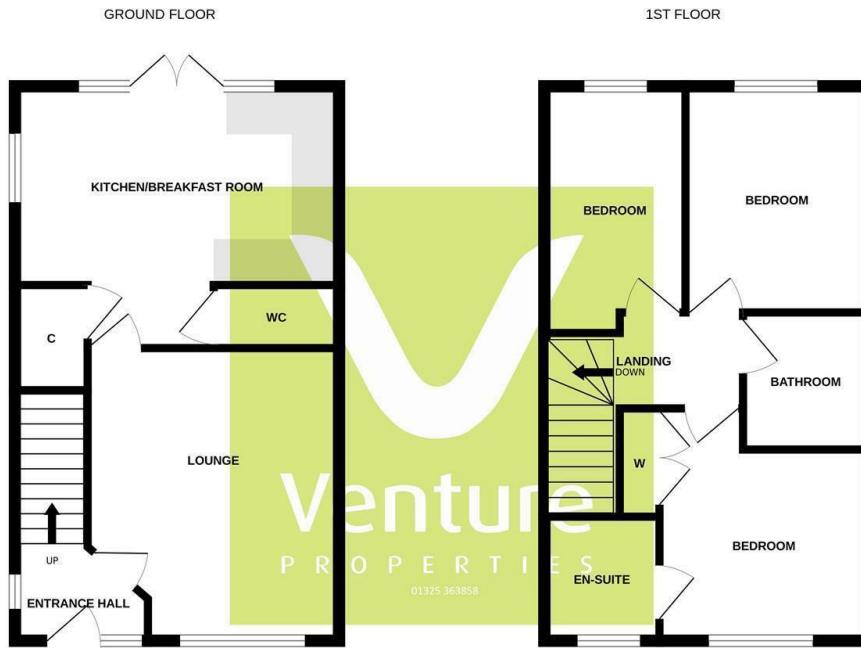
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
53 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.



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 inaccuracy. The floorplan is for illustrative purposes only and should not 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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## Property Information

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