



Located in the sought-after South Park area of Darlington, this charming semi-detached house on Loraine Crescent is a delightful opportunity for family living. Offered for sale with no onward chain, this property is conveniently located just a short stroll from the vibrant town centre and the train station, making it ideal for those who appreciate both tranquility and accessibility.

As you enter, you are greeted by a welcoming hallway that leads to two spacious reception rooms, plus conservatory, perfect for entertaining guests or enjoying family time. The good-sized kitchen offers ample space for culinary adventures and family meals. The first floor boasts a generous landing that leads to three double bedrooms, providing plenty of room for family members or guests and bathroom, complete with a WC.

This semi-detached home is deceptively spacious and, with some updating, has the potential to become your forever home. The property is set within mature, established gardens, offering a serene outdoor space for relaxation and play. Additionally, the drive and garage provide practical solutions for parking and storage.

This property is an excellent choice for families seeking a comfortable and well-located home in Darlington. With its blend of space, character, and potential, it is not to be missed.





- NO ONWARD CHAIN
- IDEALLY PLACED FOR SCHOOLS, SHOPS AND THE VIBRANT TOWN CENTRE
- EXTENDED TO THE REAR
- DRIVE AND GARAGE
- POPULAR LOCATION
- DECEPTIVELY SPACIOUS
- 3 DOUBLE BEDROOMS
- MATURE, ESTABLISHED GARDENS

GENERAL INFORMATION

Tenure: Freehold

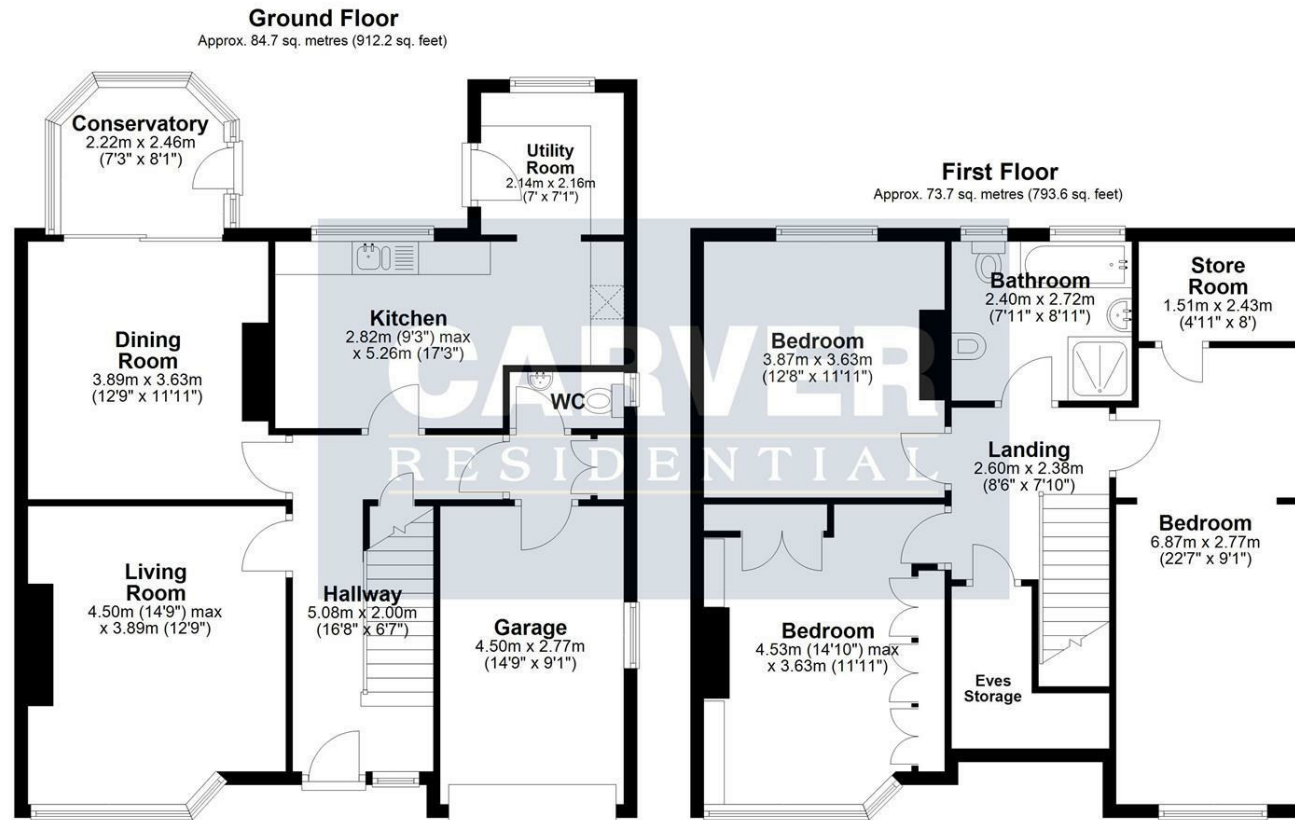
Services: Gas central heating, mains electric, water and drainage.

Double glazing


Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Total area: approx. 158.5 sq. metres (1705.8 sq. feet)
4 Lorraine Crescent, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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