



Park Crescent

Darlington DL1 5EF

£95,000



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# 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

PUBLIC NOTICE - 64 Park Crescent, Darlington. We are in receipt of an offer of £95,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

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<sup>2</sup> / 73 m<sup>2</sup>

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

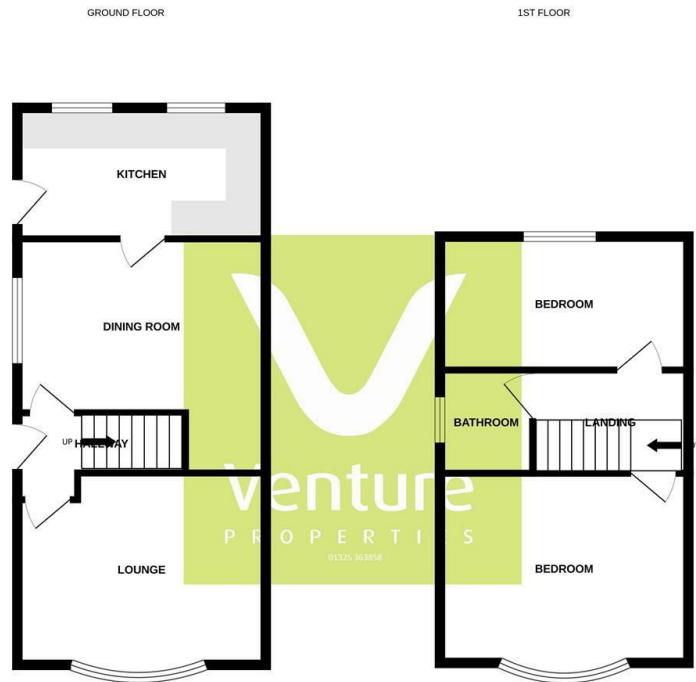
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Sky

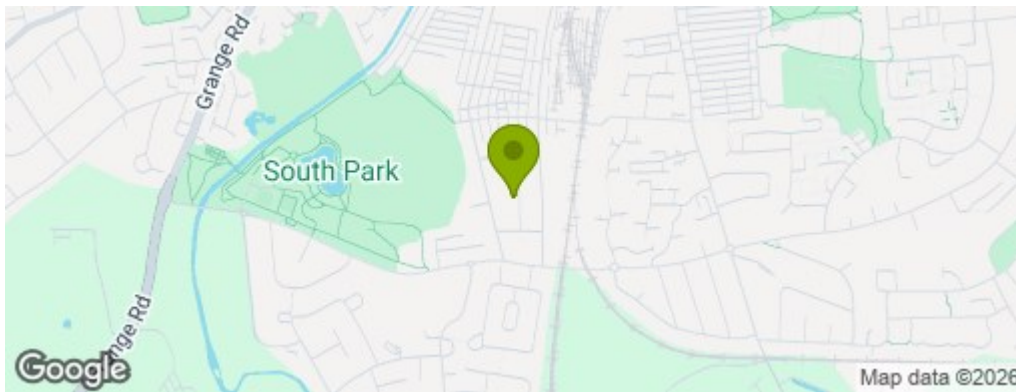
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### Note

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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 misstatement. 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. Made with Metagen ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)