



**The Crossway, Darlington, DL1 1ER**  
**2 Bed - House - Semi-Detached**  
**£139,995**

**Council Tax Band: A**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS





# The Crossway, DL1 1ER

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* SOUTH FACING REAR GARDEN \*\*\*

This lovely two bedroom semi-detached house, situated in the sought after area of Eastbourne, Darlington, located close to schools and local amenities.

The property briefly comprises of; Open-Plan Entrance Hall, Living Room with Modern Gas Fire and Bay Window allowing ample of natural light. At the rear of the property is an Modern Open-Plan Kitchen/Diner, with French Doors to the rear garden.

The first floor provides a Landing with a Spacious Double Bedroom to the Front of the property whilst at the rear you will find another Double Bedroom and a Family Bathroom.

Externally, to the front of the property you will find a good size garden, with side access to the rear of the property, with well maintained lawn.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

### Entrance Hallway

### Living Room

16'6" x 11'11" (5.05m x 3.65m)

### Kitchen / Diner

16'7" x 7'9" (5.06m x 2.38m)

## FIRST FLOOR

### Landing

6'2" x 2'7" (1.90m x 0.80m)

### Bedroom 1

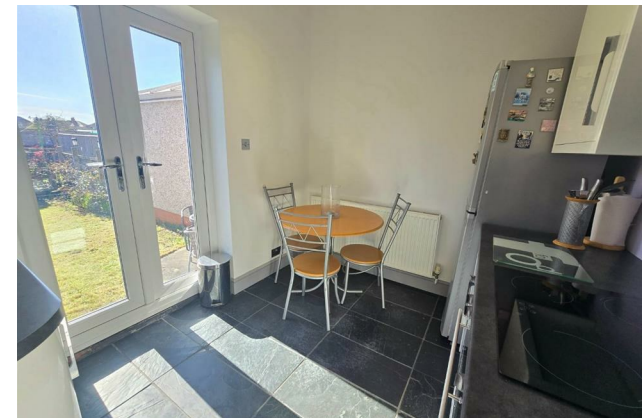
13'6" x 11'3" (4.12m x 3.43m)

### Bedroom 2

10'3" x 9'0" (3.13m x 2.76m)

### Family Bathroom

5'10" x 5'11" (1.78m x 1.81m)















Ground Floor



Floor 1



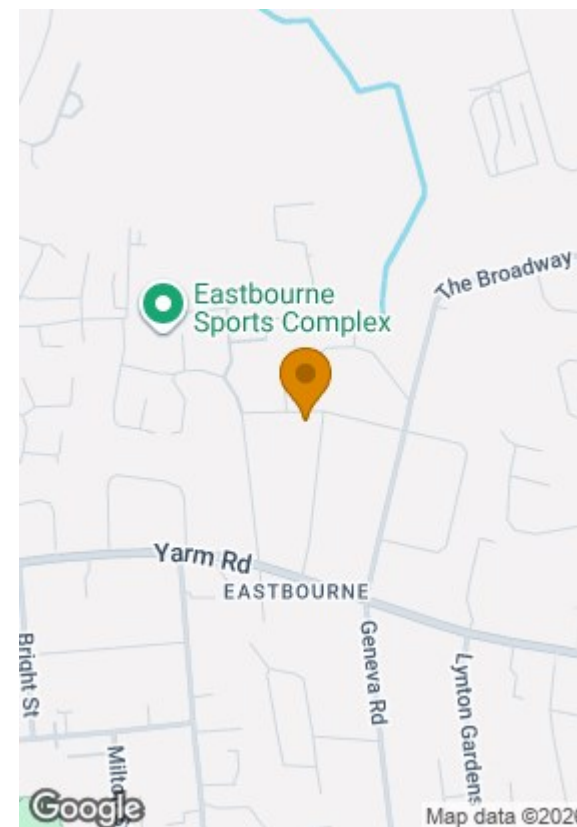
Approximate total area<sup>(1)</sup>  
648 ft<sup>2</sup>  
60.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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