Staindrop Crescent

Darlington DL3 9AQ

Reduced To £270,000

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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x 3 x 2 x 2

- Three Bedroom Semi-Detached Property
- Original Features
- EPC Rating tbc
- Garden Room / Conservatory
- Garage
- Close To Cockerton Village
- Off Street Parking to Front and Rear
- Council Tax Band C
- Easy Access to Darlington Memorial Hospital

Situated in the quiet residential area of Staindrop Crescent, Darlington, this well maintained semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you will find two inviting reception rooms and a conservatory to the rear, that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that family gatherings and social events can be enjoyed in style. Additionally, the property features two bathrooms, offering convenience for busy households.

The exterior of the home is equally impressive, with a garage and off-street parking available for up to three vehicles, making it easy for family and friends to visit. The mature gardens surrounding the property provide a lovely outdoor space for children to play or for adults to unwind in the fresh air.

Situated just off Staindrop Road, this home enjoys easy access to both the Town Centre and the charming Cockerton Village, where you can find a variety of shops, cafes, and local amenities. The peaceful surroundings make it a perfect retreat from the hustle and bustle of daily life.

In summary, this delightful three-bedroom semi-detached house on Staindrop Crescent is a wonderful family home, combining comfort, convenience, and a prime location. Do not miss the chance to make this property your own and enjoy all that it has to offer.

Entrance Hall
Composite door to front, staircase to first floor landing with storage under, laminate flooring and radiator.

Lounge
15'09 x 11'11 (4.80m x 3.63m)
Upvc double glazed bow window to front, fireplace with inset gas fire, Oak flooring and radiator.

Dining Room
11'11 x 11'03 (3.63m x 3.43m)
Sliding door to conservatory and feature fireplace with gas fire and mantle. Oak flooring and radiator.

Kitchen
12'06 x 7'02 (3.81m x 2.18m)
Upvc double glazed windows to rear, window and door to side. Charcoal grey wall, base and drawer units with quartz worktops. Space for a cooker with fixed extractor over. Inset sink with mixer tap, space for a fridge, freezer, dishwasher and washing machine. Laminate flooring and spotlights to ceiling. Installed 2023.

Conservatory
9'08 x 9'07 (2.95m x 2.92m)
Double doors to the rear.

Garden Room
14'05 x 6'08 (4.39m x 2.03m)
Door to side and space for a tumble dryer.

Ground Floor Shower room
Upvc double glazed obscure window to side. Walk in shower, glass, bowl style wash hand basin, w.c,, heated towel rail and tiled floor.

First Floor Landing
Access to boarded attic space which has power and light.

Bedroom One
15'0 x 11'02 (4.57m x 3.40m)
Upvc double glazed bow window to front, feature cast iron fireplace, oak flooring and radiator.

Bedroom Two
11'11 x 11'05 (3.63m x 3.48m)
Upvc double glazed window to rear, feature cast iron fireplace and radiator.

Bedroom Three
8'10 x 7'02 (2.69m x 2.18m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure windows to rear and side,, freestanding bath with shower over, wash hand basin, w.c and vintage style heated towel rail. Part tiled walls and vinyl flooring.

Externally
With off street parking to the front on a pebbled driveway and side access to the rear, with established shrub borders.
To the rear, is an enclosed, garden which is mainly laid to lawn, with separate patio area and a raised stone wall border, stocked with shrubs and plants. There is access to external power and running water along with decorative pebbled areas and stepping stones leading to the unique feature shrub archway, allowing access to a further driveway providing off street parking. With double wrought iron gates to the drive and access via up and over door to the garage, which also boasts power and light with a newly replaced roof in 2022.

Garage

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C

Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1800 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.

Approx Gross Internal Area
98 sq m / 1054 sq ft

Ground Floor
Approx 56 sq m / 604 sq ft

First Floor
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@ventureproperties uk.com