



Minors Crescent

Darlington DL3 0DP

Offers Over £140,000





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Minors Crescent

Darlington DL3 0DP



- Three Bedroom Semi-Detached Property
- Ideal Family Sized Property
- Council Tax Band A

- Branksome Location
- Landscaped Garden to Rear
- EPC Rating D

- Close to Shops and Schools
- Off Street Parking
- Must Be Seen

Welcome to Minors Crescent, Darlington. This beautifully presented three-bedroom semi-detached house is an ideal family home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen and dining areas create a warm and inviting atmosphere, perfect for family gatherings.

The three bedrooms are generously sized, offering comfortable living spaces for all family members. Extremely well presented throughout with modern touches and finishes.

The landscaped rear garden is a delightful feature, providing a serene outdoor space for children to play or for adults to unwind after a long day. The garden is well-maintained, making it a lovely spot for summer barbecues or simply enjoying the fresh air. A generous lawn with separate patio seating area cater for all family members requirements.

Located in a friendly neighbourhood, this semi-detached house is not only well-presented throughout but also offers a perfect blend of comfort and style, making it a must-see for families looking to settle in Darlington.

Entrance Hall

Door to front and staircase to first floor.

Lounge

13'1 x 13 (3.99m x 3.96m)

Window to front, recess fireplace with Oak mantle, inset log burner stove, hearth and radiator.

Dining Room

10'4 x 6'9 (3.15m x 2.06m)

Window to rear, part panelled walls, radiator and space for a dining table and chairs.

Kitchen

12'5 x 10'4 (3.78m x 3.15m)

Window to rear, fitted with base units, inset sink with mixer tap and spray, space for

a Range style cooker with tiled splashback. There are also tall storage cupboards with space for an American style fridge freezer in surround. Door to rear and open aspect to dinging room.

First Floor Landing

Bedroom One

13'1 x 13'1 (3.99m x 3.99m)

Window to front, fitted open style wardrobes with multi storage options. Part panelled feature wall and radiator.

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)

Window to rear, part panelled feature wall and radiator.

Bedroom Three

9'10 x 7'11 (3.00m x 2.41m)

Window to front and radiator.

Bathroom

Obscure window to rear, bath with shower over and decorative screen. Back to wall w.c and wash hand basin in vanity unit and radiator.

Externally

To the front there is a wrap around garden, mainly laid to lawn with established shrubs.

To the rear the spacious landscaped garden is mainly laid to lawn with pebbled borders, boasting an array of plants and shrubs. A separate Patio area for seating with raised bed feature and Log store adjacent to a brick built storage shed with shelter archway over.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 979 ft 2 / 91 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

48 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

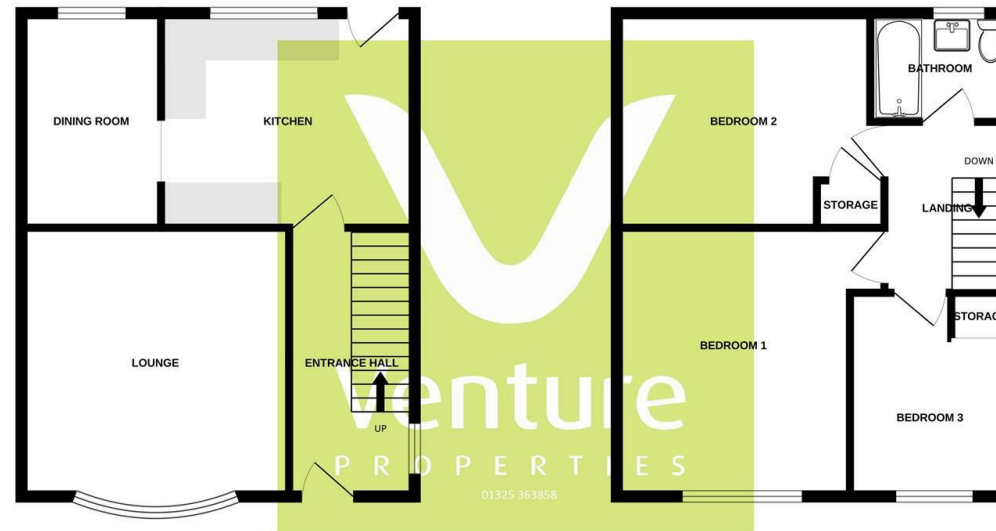
Virgin

Note

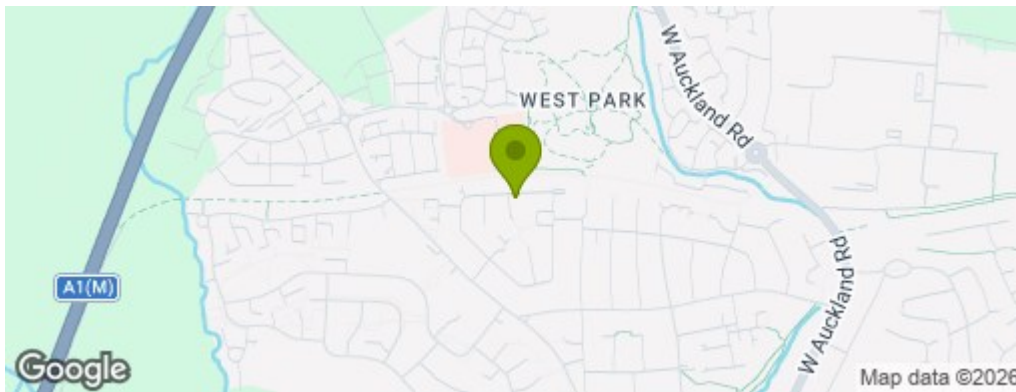
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GROUND FLOOR

1ST FLOOR



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 mis-statement. 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.
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