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Selby Crescent  
Darlington, DL3 9SE

**Offers over £95,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

Located in the sought-after Cockerton area of Darlington, this semi-detached house on Selby Crescent presents an excellent opportunity for those looking to make their mark on a well-maintained property. Built in 1965, this home has been cherished by its sole owner, reflecting a sense of care and attention throughout its years.

Selby Crescent is a popular residential area, suited to a variety of buyers. On entering you are greeted by a welcoming hallway that leads to a spacious living and dining area, perfect for both relaxation and entertaining. The fitted kitchen offers practicality and convenience. The first floor boasts two good sized bedrooms, providing ample space for family or guests. A separate shower room and WC enhance the functionality of the home, catering to the needs of modern living.

The property is further complemented by a delightful south-facing rear garden, ideal for enjoying sunny afternoons, while the mature front and side gardens add to the overall appeal and charm of the exterior. Additionally, the side gated access to the rear garden offers convenience and privacy.

With gas central heating and double glazing, this home is not only inviting but also energy-efficient. While the property is competitively priced to reflect some updating, it presents a fantastic canvas for those looking to personalise their home.





- No onward chain
- Popular location
- Two good sized bedrooms
- Mature, established gardens front and rear
- Suited to a variety of buyers
- Competitively priced to reflect some cosmetic updating
- Well placed for ease of access to schools, shops and Cockerton Village
- Gas central heating and double glazing
- South facing rear garden
- This home has only had one owner

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

#### **Buyers Identification Checks**

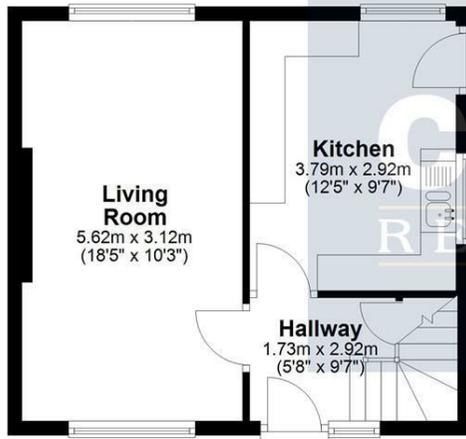
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

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

Floor Area from EPC - sq ft

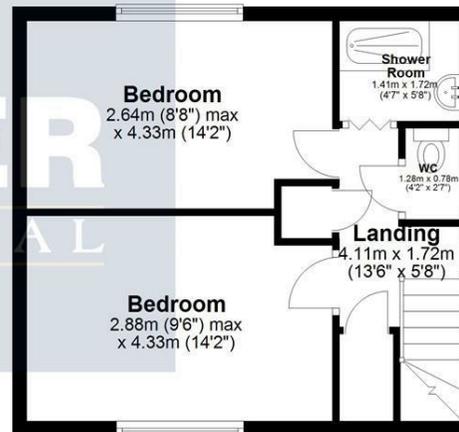
### Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

**21 Selby Crescent, Darlington**

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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