



A semi detached property benefiting from off street parking to the front and good sized, south facing rear garden. The home has entrance hallway, living room with open plan aspect into the dining area and patio door leading to the useful garden room to the rear. The kitchen is well equipped and has window to the side. Off the first floor land there are three bedrooms and spacious family bathroom with a further set of steps leading to the useful attic room (useful for storage). Overall a pleasant home which should be viewed.





- SOUTH FACING REAR GARDEN
- GARDEN ROOM EXTENSION
- EXCELLENT AMENITIES NEARBY IN COCKERTON
- OFF STREET PARKING
- USEFUL ATTIC ROOM FOR STROAGE

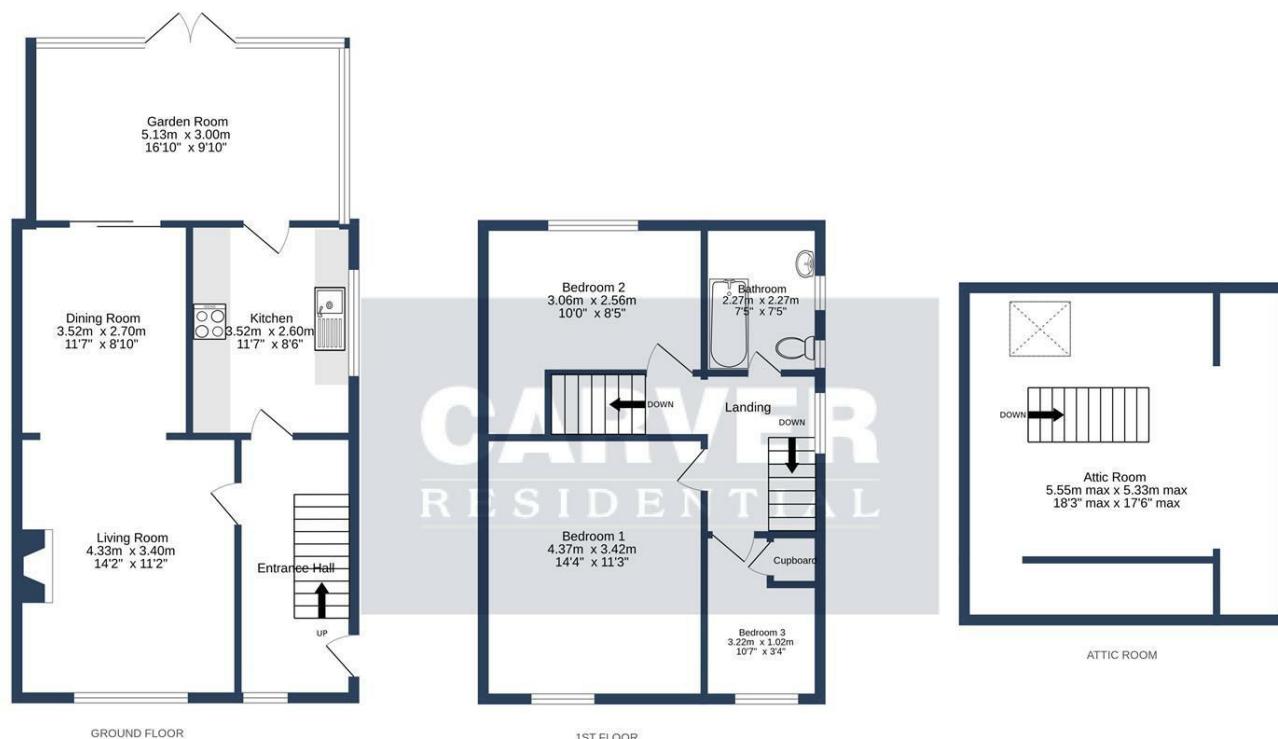
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding *)



MINORS CRESCENT, DARLINGTON, DL3 0DN.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	44
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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