



Park Crescent

Darlington DL1 5EF

£130,000



Venture
PROPERTIES



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- Semi-Detached Property
- No Onward Chain
- EPC Rating C

- Popular South Park Area of Darlington
- Gardens to Front and Rear
- Gas Combi Boiler

- Solely Owned Off Street Parking
- Council Tax Band A
- Close to Town Centre and Parks

Welcome to Park Crescent, Darlington, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience with No Onward Chain. Upon entering, you will find a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The generous dimensions of the rooms throughout the property ensure that you will have ample space to make this house your home.

The property boasts two well-proportioned bedrooms, perfect for a small family or those seeking extra space for a home office or guest room. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this home is the wrap-around garden at the rear, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking for one vehicle adds to the practicality of this property, making it easier for you and your guests as the forecourt is not shared, like many other in the street.

Situated close to local amenities, this home offers easy access to shops, schools, and parks, ensuring that everything you need is just a short distance away. This semi-detached house in Park Crescent is not just a property; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to downsize, this home presents an excellent opportunity to enjoy comfortable living in a desirable location.

Entrance Hallway

Door to front, staircase to first floor landing and radiator.

Lounge

12'9 x 13'11 (3.89m x 4.24m)

Upvc double glazed window to front, fireplace, under stairs storage cupboard and radiator.

Kitchen/Diner

16'1 x 9'2 (4.90m x 2.79m)

Two Upvc double glazed windows and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine, part tiled walls and radiator.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

12'7 x 12'5 (3.84m x 3.78m)

Upvc double glazed window to front and radiator. Built in storage cupboard with decorative stained glass feature window.

Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

Upvc double glazed window to rear, access to loft and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath, w.c, wash hand basin and radiator.

Externally

To the front there is off street parking, a pebbled garden area with established shrubs and gated access to the rear.

To the rear is an enclosed generous, wrap around garden which has lawn and patio areas, pebbles and a shed/workshop.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 764 ft 2 / 71 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

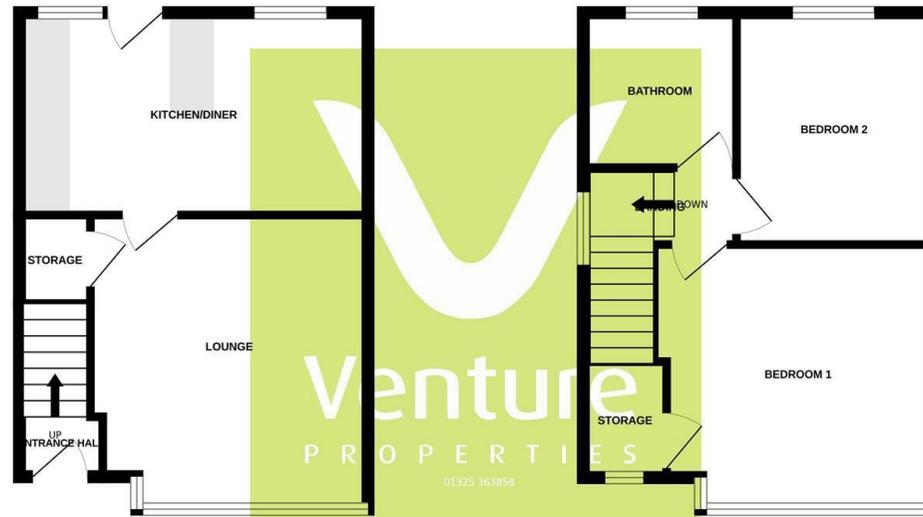
Virgin

Note

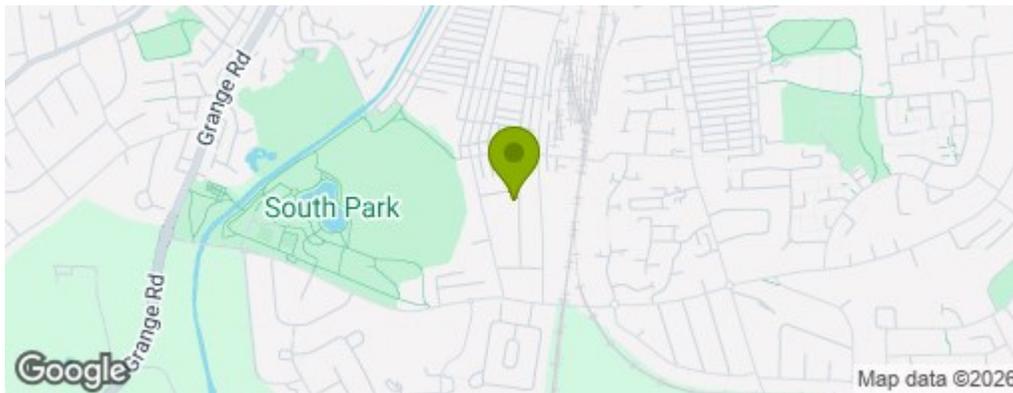
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GROUND FLOOR

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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