



3 Brignall Moor Crescent, Darlington, DL1 4SQ

Offers Over £90,000

**Venture**  
PROPERTIES

This well presented three bedroom mid link property is offered to the market with no onward chain and is located in the Eastbourne area of Darlington. The property has been updated by the current owner and is in ready to move into condition, neutrally decorated throughout and new carpets. There is a refitted bathroom and the property also benefits from gas central heating and upvc double glazing throughout.

In brief the property comprises: entrance vestibule, entrance hallway, lounge, dining room, kitchen/breakfast room, ground floor cloaks. Three bedrooms to the first floor with a refitted bathroom. Block paved gardens to the front and rear with off street parking.

This property lies within easy reach of many amenities in the Eastbourne area including retail parks, railway station and schooling.

- Mid Terrace
- 3 Bedrooms
- Updated By Current Owner
- Modern Kitchen & Bathroom
- Block Paved Gardens to Front & Rear
- Off Street Parking
- Council Tax Band A
- EPC Rating D
- Viewing Recommended



### Entrance Vestibule

With composite door to the front and two upvc windows to the side.

### Entrance Hallway

With vinyl flooring, staircase to the first floor.

### Lounge

**18'8 x 10 (5.69m x 3.05m)**

With upvc double glazed bow window to the front, radiator, feature fireplace with gas fire, radiator.

### Lounge

### Dining Room

**10'11 x 8' (3.33m x 2.44m)**

With double doors leading from the lounge, double door to the rear and radiator.

### Ground Floor Cloaks

With low level wc, wash hand basin in vanity unit, vinyl flooring and radiator.

### Kitchen/Breakfast Room

**18'8 x 10 (5.69m x 3.05m)**

Upvc double glazed window to the front, door to the rear and window to the rear, fitted with a range of grey wood wall, base and drawer units, contrasting work surfaces, tiled walls, space for

cooker, space for dishwasher, space for fridge/freezer, under stairs storage cupboard.

### Kitchen/Breakfast Room

### First Floor

Landing. Window to the rear and cupboard housing the baxi boiler.

### Bedroom 1

**12'7 x 10 (3.84m x 3.05m)**

Upvc double glazed window to the front, fitted cupboards and radiator.

### Bedroom 2

**11'6 x 8'5 (3.51m x 2.57m)**

Upvc double glazed window to the front, fitted cupboard and radiator.

### Bedroom 3

**10'1 x 6'6 (3.07m x 1.98m)**

Upvc window to the rear, fitted cupboard and radiator.

### Bathroom

Recently refitted by the current owner with a white suite comprising panelled bath with shower over with mixer tap and shower screen, low level wc, wash hand basin, vinyl flooring, pvc walls, heated towel rail and window to the rear.

## Externally

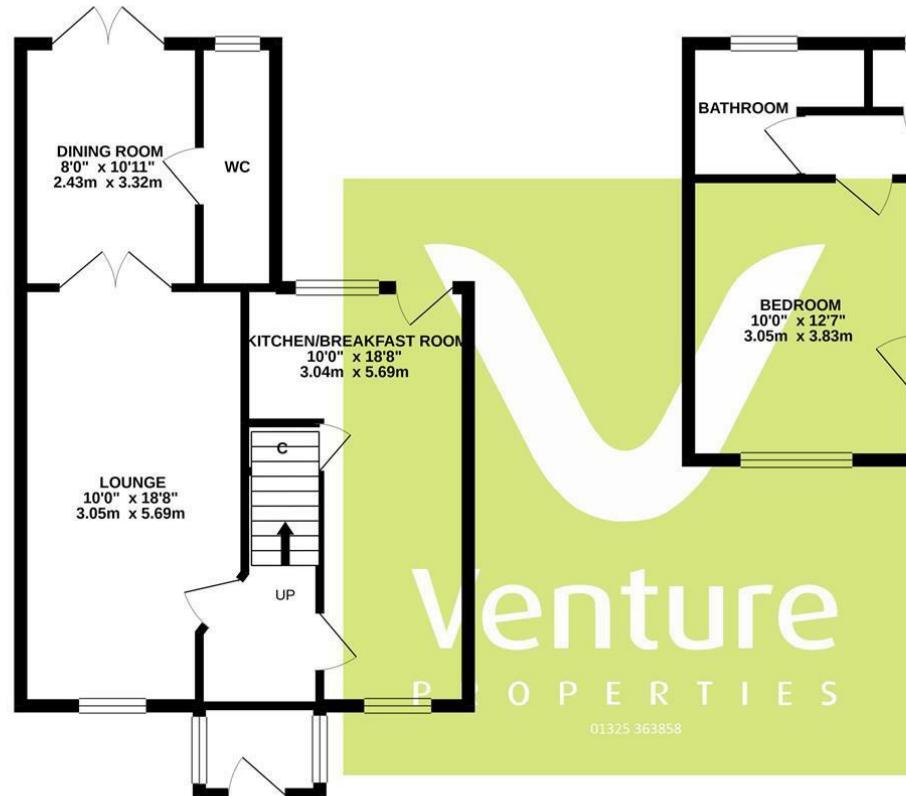
There is a block paved driveway to the front with off street parking for two vehicles. There is side access via wooden gate leading to the rear garden which is also block paved, garden shed and outhouse and raised patio area.

## Council Tax

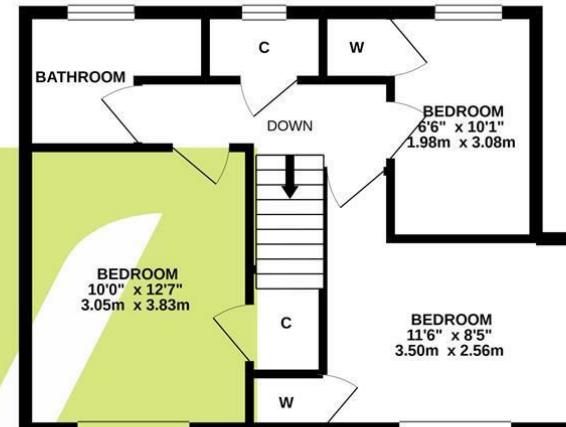
Band A



GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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