



## Gilling Crescent

Darlington DL1 4TH

Offers Over £100,000





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# Gilling Crescent

## Darlington DL1 4TH



- Three Bedroom Terraced Property
- Solar Panels
- Transport and Travel Links Closeby

- Popular Eastbourne Area of Darlington
- Garden to Rear
- Council Tax Band A

- Off Street Parking
- Close to Local Shops and Schools
- EPC Rating C

Welcome to this deceptively spacious three-bedroom terraced house, located on Gilling Crescent in the desirable Eastbourne area of Darlington. This property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike with the added bonus of shops, schools and transport links close by.

As you enter, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The spacious layout of the house ensures that each room feels generous and airy, allowing for a comfortable living experience.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, ensuring easy access for all.

With a generous rear garden offering a wonderful outdoor space for children to play or gardening enthusiasts to indulge their passion, along with off-street parking, providing added convenience in this bustling area, this property is sure to tick all the right boxes. The property also benefits from having solar panels.

With its excellent location, spacious rooms, and delightful garden, this terraced house on Gilling Crescent is a fantastic opportunity for anyone looking to settle in Darlington. Most definitely priced to sell, do not miss the chance to make this lovely property your new home.

### Entrance Hall

Composite door to front, stairs to first floor landing and radiator.

### Lounge

24'01 x 11'11 (7.34m x 3.63m)

Upvc glazed windows to front and rear, fireplace with electric fire and two radiators.

### Kitchen

11'01 x 9'06 (3.38m x 2.90m)

Upvc glazed window to rear, fitted with cream wall, base and drawer units, four

ring electric hob with extractor over and oven. Stainless steel sink with mixer tap and space for a washing machine. Under stairs storage, part tiled walls and tiled floor.

### Ground Floor Cloaks

Upvc glazed obscure window to front, w.c and wash hand basin in vanity.

### First Floor Landing

#### Bedroom One

9'11 x 12'04 (3.02m x 3.76m)

Upvc glazed window to front, fitted wardrobes with sliding mirrored doors and radiator.

#### Bedroom Two

10'01 x 15'04 (3.07m x 4.67m)

Upvc glazed window to rear, radiator and two storage cupboards with one housing boiler.

#### Bedroom Three

12'05 x 6'05 (3.78m x 1.96m)

Upvc glazed window to front, storage and radiator.

### Bathroom

Upvc glazed obscure window to rear, panelled bath with shower over and screen. Low level w.c, wash hand basin and heated towel rail. Pvc tiled walls and vinyl flooring.

### Externally

To the front there is a ramp pathway and block paved drive provided off street parking. There is also access to the rear of the property via a shared alleyway. To the rear is an enclosed south facing garden which is mainly laid to paving with gravelled borders and storage shed.

### Tenure

Flying Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 753 ft<sup>2</sup> / 70 m<sup>2</sup>

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

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## Property Information

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