



Rosedale Crescent

Darlington DL3 9RL

Offers Over £130,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Rosedale Crescent

Darlington DL3 9RL



- Three Bedroom Property
- No Onward Chain
- Recently Installed Roof, Boiler, Windows & Back Door

- Spacious Corner Plot with Wraparound Gardens
- Priced To Sell
- Viewing Recommended

- Generous Enclosed Rear Garden
- Within Walking Distance to Cockerton Village
- Council Tax Band A

Situated on Rosedale Crescent, Darlington, this traditional three-bedroom semi-detached house is located in close proximity to the vibrant Cockerton Village, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks.

Upon entering the property, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. This area is perfect for family meals or hosting friends, making it a versatile space for everyday living.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily routines.

Outside, the property features gardens to the front, side, and rear, offering a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

Significantly, this home comes with the added benefit of no onward chain, allowing for a smooth and efficient purchase process. Recent upgrades, including a new roof, new boiler, new windows and back door, ensure that the property is not only aesthetically pleasing but also energy-efficient and low-maintenance.

This semi-detached house in Rosedale Crescent is an excellent opportunity for those looking to settle in a friendly community with modern comforts. Do not miss the chance to make this lovely property your new home.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

20'4" x 18'4" (6.2 x 5.6)

Windows to front and rear, coving to ceiling with electric fire in surround and radiator.

Kitchen

12'5" x 12'1" (3.8 x 3.7)

Two windows and door to rear, low level under stairs storage cupboard. Fitted with wall, base and drawer units, space for a cooker with fixed extractor over. Stainless

steel sink with mixer tap, space for a washing machine, dishwasher and a dining table and chairs Spotlights to ceiling and laminate flooring with open aspect to diner area.

Diner Area

9'6" x 6'2" (2.9 x 1.9)

Window to front and space for seating, radiator.

First Floor Landing

With storage cupboard

Bedroom One

9'6" x 12'5" (2.9 x 3.8)

Double glazed window to side, storage cupboard and radiator.

Bedroom Two

10'2" x 11'5" (3.1 x 3.5)

Window to front, storage cupboard and radiator.

Bedroom Three

6'10" x 8'10" (2.1 x 2.7)

Window to rear, storage cupboard and radiator.

Bathroom

Obscure window to rear, panelled bath, wash hand basin and radiator with tiled walls and floor.

Separate W.C

Obscure window to rear and low level w.c.

Externally

Situated on a corner plot, there are wrap around gardens with established shrubs and access to the rear of the property.

To the rear is a generously sized, enclosed garden, mainly laid to lawn with a brick built storage shed.

Tenure

Freehold

Property Details

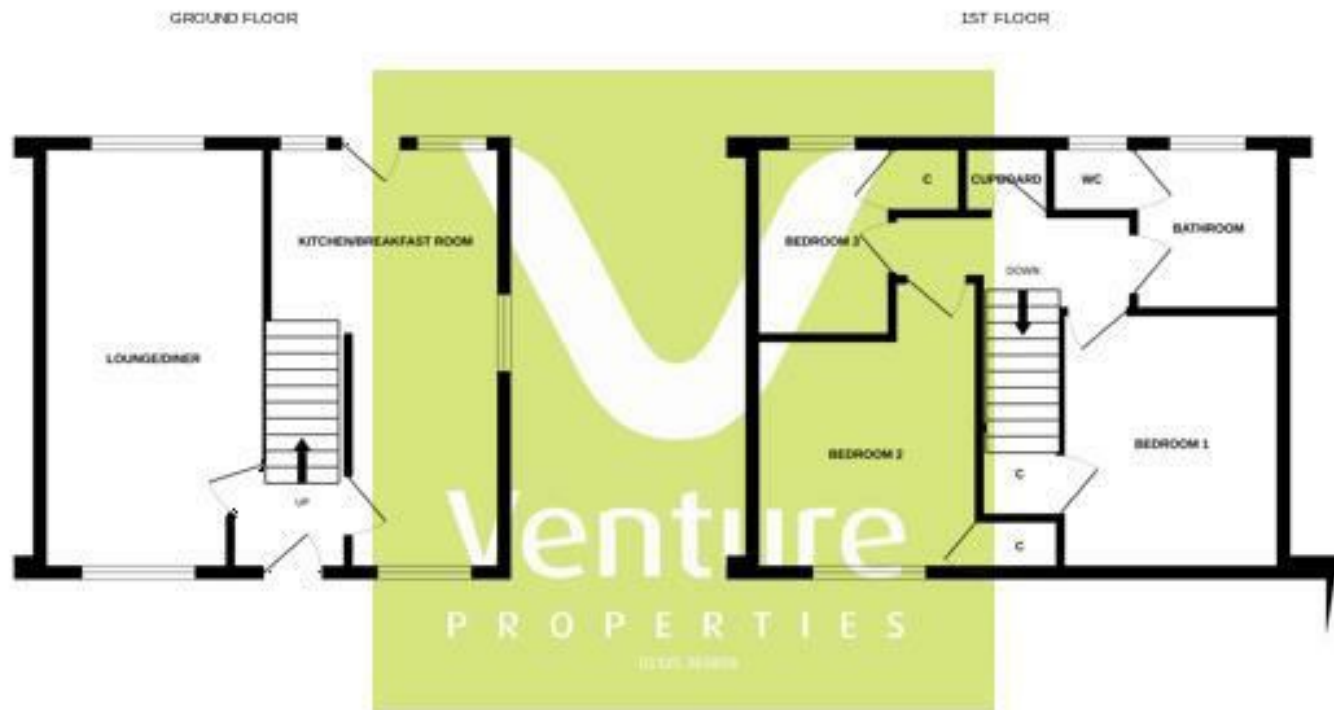
Local Authority: Darlington

Council Tax Band: A

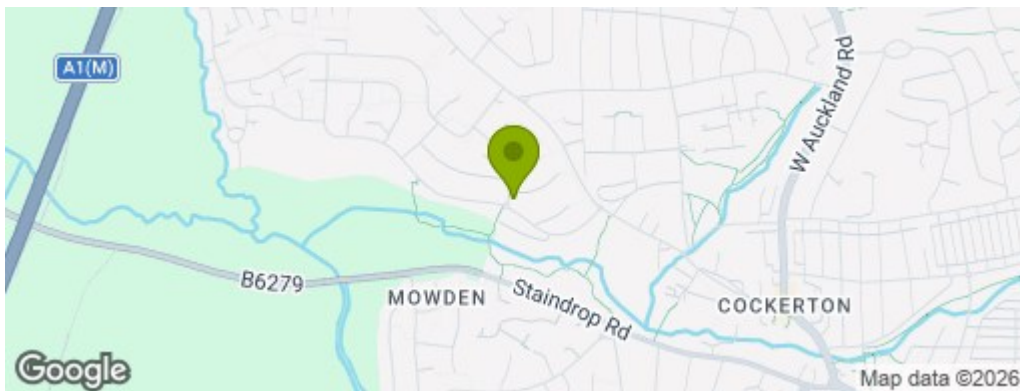
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 828 ft 2 / 77 m 2
Plot size 0.08 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
5 Mbps
Superfast
60 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While 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. Made with Lettings (2020)



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com