



## Pateley Moor Crescent

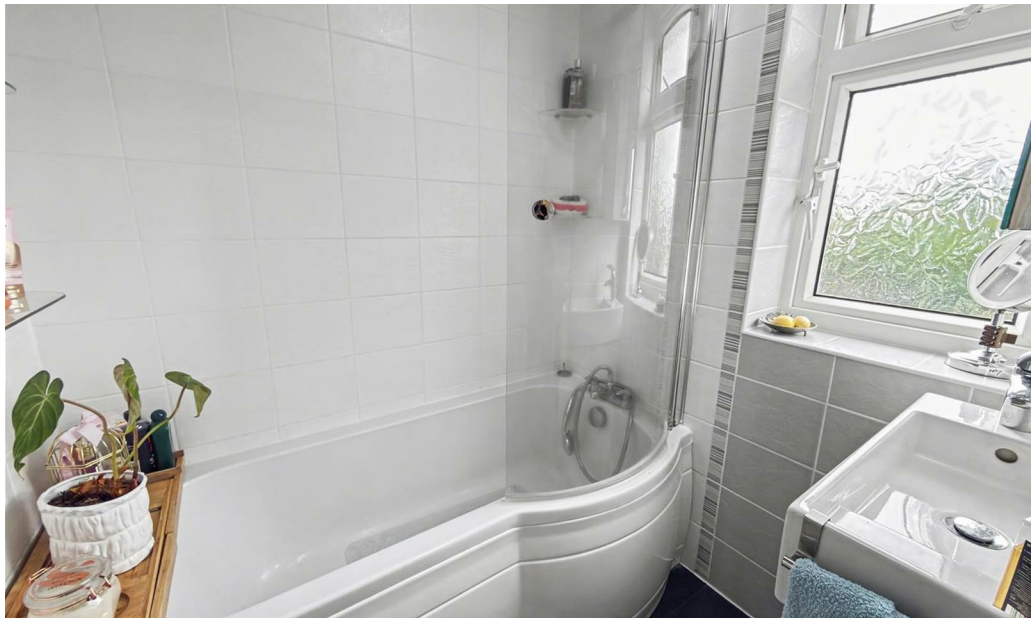
Darlington DL1 4LR

Offers Over £125,000





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# Pateley Moor Crescent

Darlington DL1 4LR



- Three Bedroom Property
- Modern Kitchen
- No Onward Chain

- Stunning Large Rear Garden
- Spacious Accommodation
- EPC Grade TBC

- Lounge/Dining Room
- Off Street Parking
- Council Tax Band A

Nestled in the charming area of Pateley Moor Crescent, Darlington, this stunning three-bedroom terraced house presents an exceptional opportunity for those seeking a delightful family home. The property boasts a well-maintained garden to the rear, which is a true delight and perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Upon entering, you will be greeted by a modern interior that has been thoughtfully designed to create a warm and inviting atmosphere. The spacious reception room offers a comfortable space for relaxation and entertainment, while the three well-proportioned bedrooms provide ample accommodation for family members or guests.

The property also features a convenient bathroom, ensuring that all essential amenities are easily accessible. Off-street parking at the front of the house adds to the convenience of this lovely home, making it easy for you and your visitors to come and go without the hassle of searching for parking.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home is a must-see. Don't miss the chance to experience the charm and comfort that this delightful property has to offer.

## Entrance Hallway

With stairs and fitted store cupboard.

## Lounge/Dining Room

9'11" x 20'5" (3.04 x 6.23)

Running front to rear with window to front elevation and doors opening out to the rear garden.

## Kitchen Breakfast Room

9'7" x 12'7" (2.94 x 3.85)

Situated to the rear with a modern range of wall and floor units with integrated oven and hob, pantry store and window to rear elevation.

## First Floor

Landing.

## Bedroom 1

9'10" x 12'1" (3.01 x 3.69)

Situated to the front with double glazed window and over stairs store cupboard.

## Bedroom 2

10'11" x 7'9" (3.34 x 2.37)

Situated to the front with double glazed window.

## Bedroom 3

10'11" x 7'9" (3.34 x 2.37)

Situated to the rear.

## Bathroom

5'2" x 5'4" (1.58 x 1.65)

With a panelled bath and pedestal wash hand basin.

## Seperate WC.

With a low level wc and wash hand basin.

## Outside

The garden has been thoughtfully maintained by the current owner to an exceptional standard. Expertly landscaped, it offers a stylish seating area, practical side gate access for bins, and a bespoke pizza oven area complete with seating—ideal for outdoor entertaining.

## Property Details

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,663

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

23 Mbps

Ultrafast

10000 Mbps

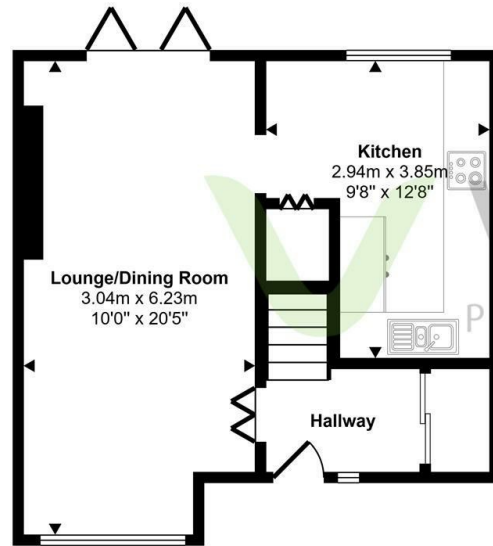
Satellite / Fibre TV Availability

BT

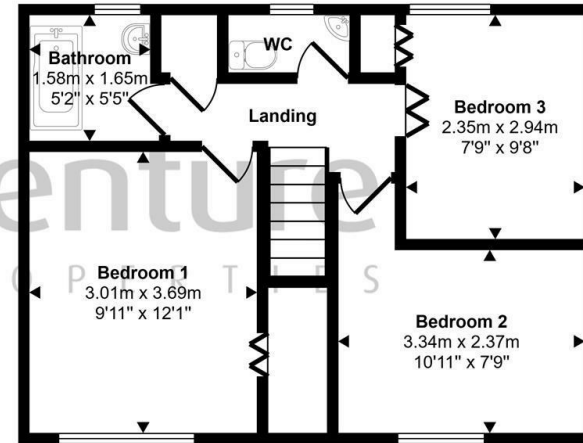
Sky

Virgin

Approx Gross Internal Area  
75 sq m / 808 sq ft

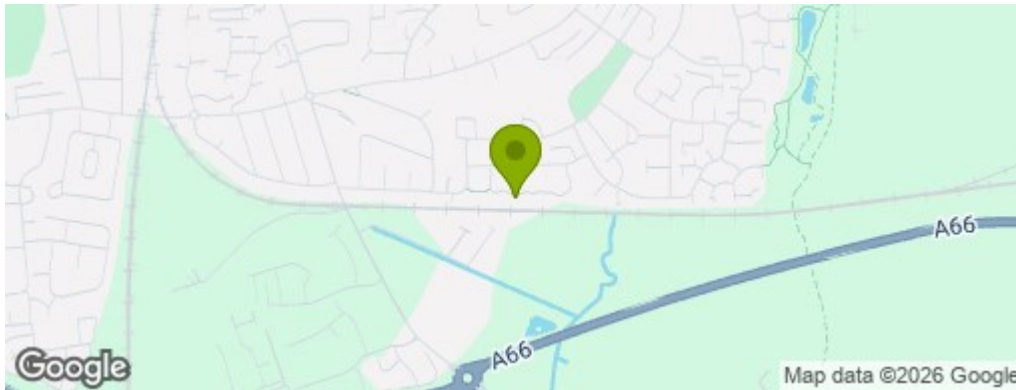


Ground Floor  
Approx 35 sq m / 374 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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