



Bobbin Crescent

Darlington DL1 1NZ

£160,000





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Bobbin Crescent

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- Modern Town House
- Viewing Recommended

- No Onward Chain
- EPC Rating B

- Immaculately Presented
- Council Tax Band B

Situated on Bobbin Crescent in the Lingfield Point area of Darlington, this immaculately presented mid-terrace house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, including a main bedroom complete with an en-suite, this property is ideal for families or those seeking extra space.

The ground floor features an inviting reception room and an open plan kitchen/dining room, providing ample space for relaxation and entertaining. A convenient cloakroom adds to the practicality of the layout, while the first floor family bathroom serves the remaining bedrooms with ease.

Outside, the property boasts a charming rear garden, perfect for enjoying the outdoors, as well as two dedicated parking spaces, a rare find in such a central location. The home is situated close to a variety of amenities and a retail park, ensuring that all your daily needs are just a stone's throw away.

Whether you are a first-time buyer or looking to downsize, this modern terraced home in Darlington is not to be missed.

Entrance Hallway

With composite door, tiled flooring and staircase to the first floor.

Lounge

14'01 x 12'01 (4.29m x 3.68m)

With a Upvc double glazed window to the front and radiator.

Kitchen/Dining Room

15'06 x 12'01 (4.72m x 3.68m)

With Upvc double glazed doors to the rear garden. Fitted with a modern range of white wall, base and drawer units with contrasting work surfaces and part tiled walls, four ring gas hob, oven and extractor, stainless steel sink unit with mixer taps, concealed boiler, space for washing machine and space for fridge freezer. Tiled flooring and space for table and chairs.

Ground Floor Cloakroom

With a low level w.c. and wash hand basin with tiled flooring and radiator.

Staircase/Landing

First floor.

Bedroom One

11'01 x 10'01 (3.38m x 3.07m)

With a Upvc double glazed window to the front, fitted wardrobes and radiator.

En-Suite

With a shower cubicle, low level w.c. and wash hand basin, part tiled walls, tiled flooring and radiator.

Bedroom Two

10'09 x 8'09 (3.28m x 2.67m)

With a Upvc double glazed window to the rear and radiator.

Bedroom Three

11'08 x 6'06 (3.56m x 1.98m)

With a Upvc double glazed window to the rear and radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath, low level w.c. and wash hand basin, part tiled walls and tiled flooring with radiator.

Externally

There is a parking space to the front of the property. The rear of the property is designed for low maintenance with astro turf, decked area and gated access

Tenure

This Property is Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 850 ft² / 79 m²

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

53 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

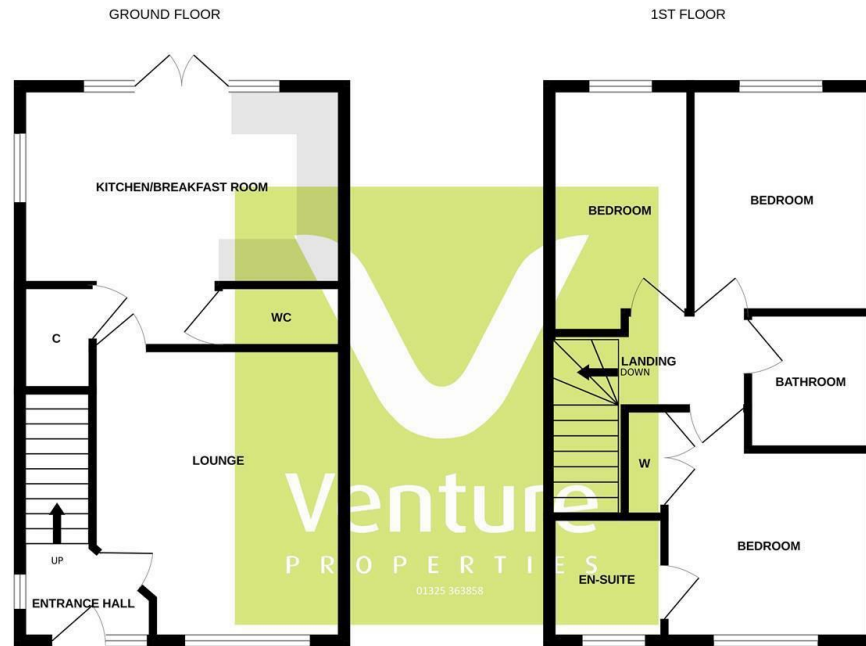
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Sky

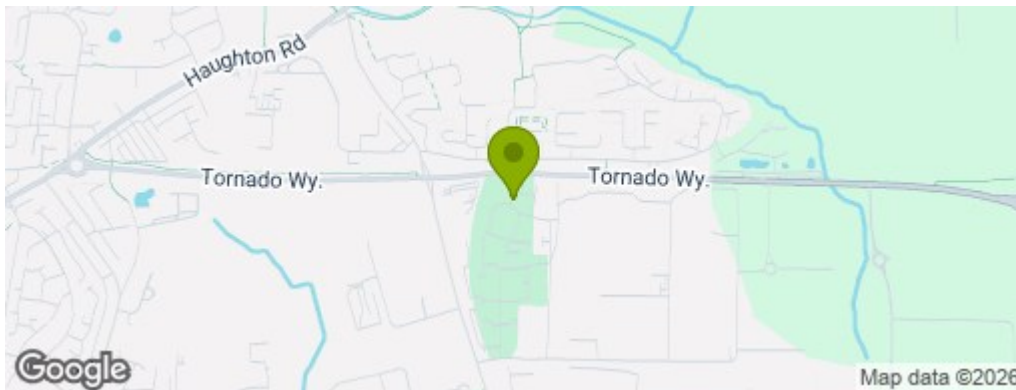
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Note

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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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