



Drinkfield Crescent

Darlington DL3 0SD

£175,000





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.



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- Three Bedroom Semi Detached
- Garage and Parking
- Council Tax Band B

- Harrowgate Hill Location
- Large Rear Garden
- EPC Rating

- No Onward Chain
- Close To Local Amenities

Situated in Drinkfield Crescent in the desirable Harrowgate Hill area of Darlington, this well presented three-bedroom semi-detached house presents an ideal opportunity for families seeking a peaceful yet convenient lifestyle. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests and an open plan kitchen/diner leading into the rear garden.

The well-appointed bedrooms provide ample space for relaxation, while the bathroom is designed for both comfort and functionality. One of the standout features of this home is the large, well-maintained rear garden, which offers delightful views over the adjacent playing fields, creating a serene outdoor retreat for children and adults alike.

Situated, this property is not only a lovely family home but also benefits from its proximity to a variety of local amenities. With excellent road links just a stone's throw away, commuting to nearby towns and cities is both easy and efficient.

Importantly, this property is offered with no onward chain, making it an attractive option for those looking to move swiftly. We highly recommend scheduling a viewing to fully appreciate the charm and potential of this delightful home.

Entrance Hall

Lounge

16'2" x 15'3" (4.93 x 4.67)

Kitchen/Diner

16'2" x 8'9" (4.93 x 2.69)

First Floor

Bedroom One

12'11" x 9'10" (3.94 x 3.02)

Bedroom Two

12'0" x 9'10" (3.68 x 3.02)

Bedroom Three

9'10" x 5'11" (3.00m x 1.80m)

Bathroom

Garage

Externally

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.10 acres
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

53 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

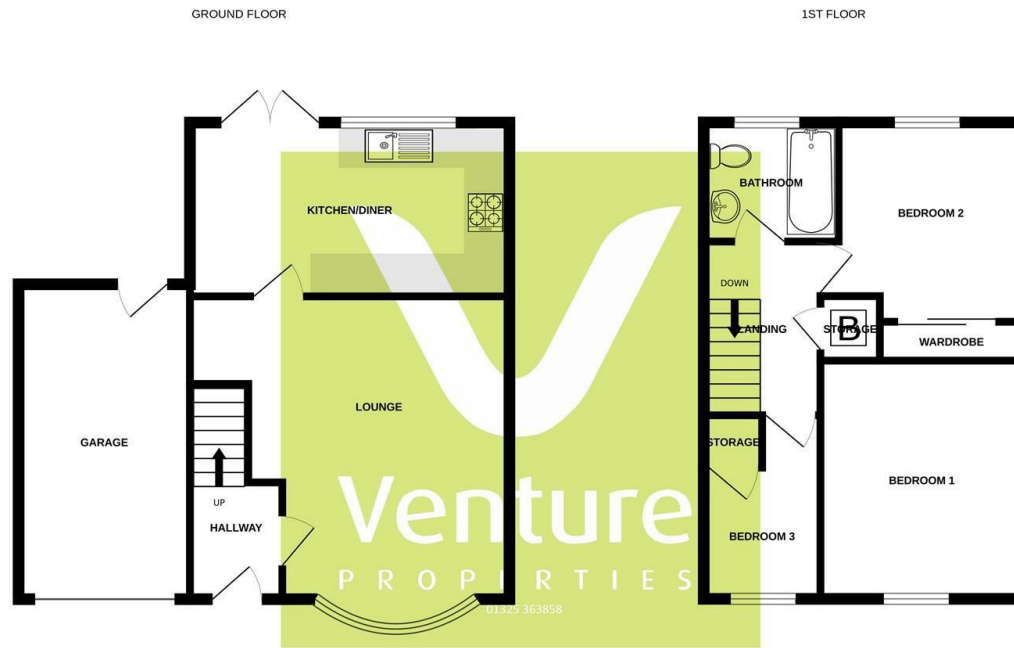
BT

Sky

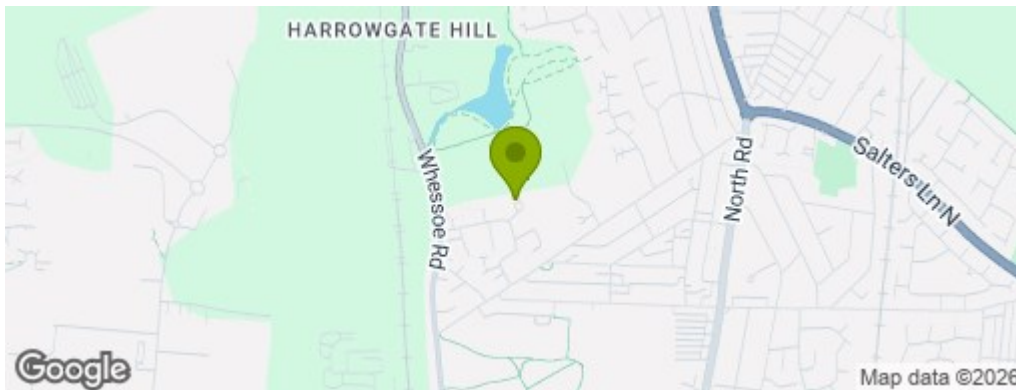
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Note

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.



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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