



2 CARLTON MOOR CRESCENT, DARLINGTON, DL1 4RF

£189,000

Occupying a desirable corner plot in the ever-popular Eastbourne area of Darlington, this beautifully presented three-bedroom semi-detached home has been upgraded to a high standard throughout and is offered in excellent condition. The location is ideal, being close to local shops, well-regarded schools, excellent transport links, Darlington train station, and the green spaces of Eastbourne Park and the Grade II listed South Park.

The property has been thoughtfully improved with a grey silicone-rendered exterior, enhancing both its modern appearance and energy efficiency. Internally, it boasts luxury vinyl plank flooring throughout, offering both style and durability. The home is warmed by gas central heating (boiler installed 2022) and benefits from full double glazing, a modern refitted shower room, and a separate WC.

Externally, the residence offers a fully re-turfed garden with luxury patio areas, providing stylish and versatile spaces for outdoor living and entertaining. A Rain Bird irrigation system with timer controls has been installed to support easy maintenance and ensure the grounds remain in excellent condition. In addition, a workshop and a fully tiled modern shower have been added, further enhancing the functionality of the outdoor space.

To the front, a block-paved driveway provides ample off-street parking for up to three cars.

This home offers a rare combination of modern upgrades, practicality, and generous outdoor space, making it suitable for a wide variety of purchasers.



ENTRANCE HALLWAY

The UPVC entrance door opens into the reception hallway which has the staircase leading to the first floor also access to the Lounge and Kitchen/Diner.

LOUNGE

18'6" x 10'1" (5.65 x 3.09)

A spacious reception room being dual aspect with a UPVC window to the front and french doors overlooking the rear. The gas fire to the chimney breast makes a lovely focal point of the room.

KITCHEN

18'9" x 12'6" (5.74 x 3.83)

Fitted with an ample range of wood effect wall,floor and drawer cabinets with matching black worksurfaces and stainless steel sink unit . The room is also dual aspect overlooking the front and rear. The room is spacious easily accommodating a family dining table. The room has a door leading out to the rear and has been finished with tiled surrounds,

FIRST FLOOR LANDING

Leading to all three bedrooms ,shower room and separate WC

BEDROOM ONE

12'3" x 9'8" (3.75 x 2.95)

The principal bedroom of the home benefits from a UPVC window to the side.

BEDROOM TWO

10'5" x 9'3" (3.18 x 2.84)

A further double with a UPVC window to the front aspect.

BEDROOM THREE

7'6" x 7'3" (2.29 x 2.23)

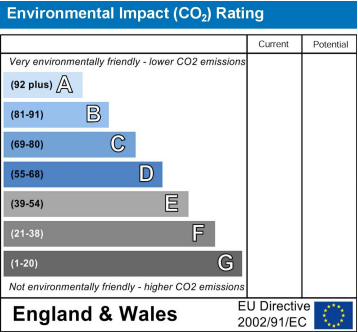
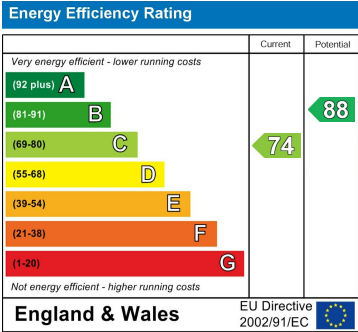
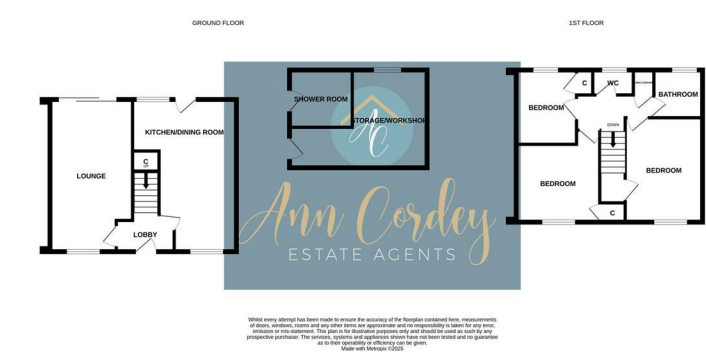
A generous single bedroom with a UPVC window to the rear.

SEPARATE WC

Fitted with a white low level WC.

SHOWER ROOM

Fitted with a modern,white suite to include a walk-in shower cubicle with shower and screen. The wash basin is situated in a handy vanity storage unit. The room has been finished with marble effect UPVC wall cladding with a UPVC window to the side.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

