



4 THE CROSSWAY, DARLINGTON, DL1 1ER

Offers In The Region Of £230,000

A mature semi-detached residence that has been thoughtfully extended and upgraded offers generous family accommodation with **FOUR BEDROOMS** and ensuite facilities. The location is ideally placed within the Eastbourne area of Darlington and has excellent transport links and access to local shops, schools and amenities, major supermarket chains and a large retail park.

The property is well presented and boasts quality fixture and fittings. Viewing is highly encouraged. Warmed by gas central heating and fully double glazed.



RECEPTION HALLWAY

Staircase to first floor and access to lounge.

LOUNGE

13'11" x 13'7" (4.25 x 4.15)

With a bay window to the front aspect.

KITCHEN

20'1" x 12'3" (6.13 x 3.74)

With quality cabinets and karndean flooring.

DINING ROOM

15'7" x 9'6" (4.75 x 2.92)

FIRST FLOOR

LANDING

BEDROOM

11'8" x 11'5" (3.57 x 3.48)

ENSUITE

With mainsfed shower.

BEDROOM

12'7" x 9'0" (3.86 x 2.76)

BEDROOM

11'5" x 8'6" (3.50 x 2.61)

BEDROOM

8'4" x 8'3" (2.55 x 2.52)

BATHROOM/WC

Fitted with jacuzzi bath and electric over the bath shower, WC and handbasin

EXTERNALLY

The front allows for off street parking and the rear garden has been designed for ease of maintenance with artificial grass and patio seating area.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any misapplication or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hoxiplex 12/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

