Ann Cordey
ESTATE AGENTS

**55 Park Crescent, Darlington, DL1 5EG**

**Offers In The Region Of £129,950**

# 55 Park Crescent, Darlington, DL1 5EG

A mature, two double bedroomed semi-detached property is offered for sale within the South Park area of Darlington and is in ready to move into order. The property has a ground floor extension which allows for two reception rooms and a good sized kitchen. To the first floor there are two bedrooms and a shower room/WC.

The front of the property is enclosed by a brick built wall with a shared driveway leading down to a single brick built garage. The rear garden is of a good size and quite private and laid to lawn with established plants and shrubs to the borders.

The location is ideally placed for the shops, schools and amenities of the area. Darlington's train station is within walking distance as is the town centre and the DL1 leisure complex with restaurants and cinema. There are regular bus services and excellent transport links. The property has been a long term let for a number of years and there is the possibility of the tenant remaining should the property be of interest to a landlord/investor.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: D

**RECEPTION HALLWAY**
A smart composite door to the side opens into the reception hallway which has access to the lounge and dining room and has the staircase to the first floor.

**LOUNGE**
**14'11" x 12'7" (4.55 x 3.86)**
A spacious reception room with a walk in bay window to the front aspect and feature fireplace to the chimney breast.

**DINING ROOM**
**13'1" x 11'3" (3.99 x 3.44)**
A second reception room, spacious and easily accommodating a dining table and soft seating. The room is open plan to the kitchen and has a window to rear aspect.

**KITCHEN**
**9'0" x 7'8" (2.76 x 2.36)**
Fitted with an ample range of wall, floor and drawer cabinets finished with a grey finish and complementing worksurfaces with stainless steel sink unit. The electric oven and hob are integrated and there is a door to the side and a window to the rear.

**FIRST FLOOR**

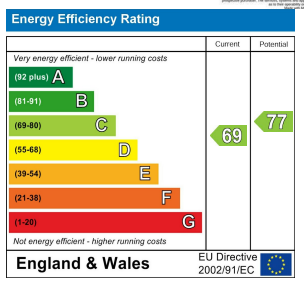
**LANDING**
Leading to both bedrooms and to the shower room/WC.

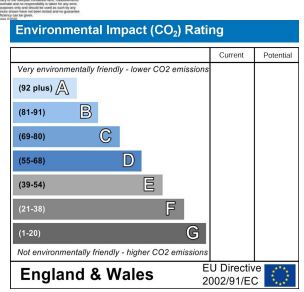
**BEDROOM ONE**
**14'4" x 13'5" (4.37 x 4.11)**
A generous double bedroom with a walk-in bay window to the front aspect and a range of fitted wardrobes.

**BEDROOM TWO**
**14'3" x 8'5" (4.36 x 2.57)**
a second double bedroom this time overlooking the rear aspect.

**SHOWER ROOM/WC**
With corner shower cubicle with mains fed shower, handbasin and WC. the room has a window to the side aspect.

**EXTERNALLY**
The front garden is enclosed by a brick built wall and has a paved shared driveway which leads down to a single garage which has an up and over door. The rear garden is mainly laid to lawn and is well stocked to provide lots of colour and interest in addition there is a useful timber storage shed.




**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.**

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
**Tel:** 01325 488433
**Email:** sales@anncordey.com
**www.anncordey.com**