



*Ann Cordey*  
ESTATE AGENTS

68 Crosby Street, Darlington, DL3 0HW  
Offers In The Region Of £179,500



## 68 Crosby Street, Darlington, DL3 0HW

Generous family accommodation is on offer within this FOUR DOUBLE BEDROOMED end terraced residence which is situated within the popular Harrowgate Hill area of Darlington. The property has been much improved by the current vendors whilst still offering the potential to improve further and also benefits from a driveway for two cars and there is also a large garden with access to the rear for further off street parking or to build a garage.

Internally the high ceilings are typical characteristics of a period property with large windows coupled with neutral decor making for light & bright accommodation.

A large lounge has the staircase leading to the first floor. An upgraded kitchen and dining room is to the rear with French doors opening onto the rear garden. The family bathroom/WC is also located on the ground floor which allows for four generous bedrooms to the first floor.

The location within the Harrogate Hill area is ideally placed for walking distance to the local shops and schools of the area, along with major supermarket chains and a retail park. There are regular bus services and excellent transport links.

Warmed by gas central heating and fully double glazed.

TENURE| Freehold

COUNCIL TAX: A

### RECEPTION HALLWAY

The entrance door opens into the reception hallway which has a practical laminate floor and leads to the lounge, bathroom/WC and kitchen/diner.

### LOUNGE

14'7" x 12'11" (4.47 x 3.95)

A welcoming reception room with a window to the front aspect and staircase to the first floor. A feature fireplace to the chimney breast has a tiled hearth and surround and the room is tastefully decorated.

### KITCHEN/DINER

16'8" x 12'4" (5.09 x 3.78)

A good sized room overlooking the rear aspect and fitted with an ample range of wall, floor and drawer cabinets in a white gloss finish with complementing worksurfaces and stainless steel sink unit. There is a free standing oven and plumbing for an automatic washing machine. A breakfast bar separates the room which allows for a designated dining area which has French doors opening onto the rear patio.

### BATHROOM/WC

Comprising of a white suite with panelled bath, pedestal handbasin and WC. The room has been finished with tiled surrounds.

### FIRST FLOOR

### LANDING

Leading to all four bedrooms.

### BEDROOM ONE

12'9" x 11'9" (3.91 x 3.59)

A generous master bedroom overlooking the front aspect with free standing wardrobes and a built in over the stairs cupboard.



## BEDROOM TWO

11'1" x 8'2" (3.40 x 2.49)

A second double bedroom this time overlooking the rear aspect.

## BEDROOM THREE

11'2" x 7'10" (3.42 x 2.40)

The third bedroom is also a double room and overlooks the rear aspect.

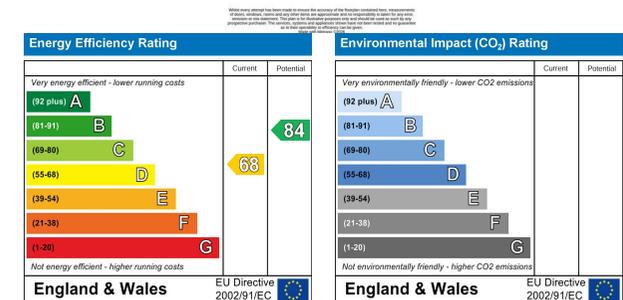
## BEDROOM FOUR

16'0 x 6'4 (4.88m x 1.93m)

The fourth double bedroom has dual aspect windows to the front and side.

## EXTERNALLY

The forecourt is enclosed by a brick built wall and a single wrought iron gate with steps up to the entrance door. To the side the driveway allows for off street parking for two vehicles and there are gates leading to the rear garden. The rear garden is of a good size (35 metres) and is enclosed by fencing and mainly laid to lawn. There is a paved patio area just in front of the french doors from the kitchen and a further decked patio area with a timber summerhouse. The rear of the garden has double gates which allows access from the rear service lane for further off street, secure parking.



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

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