



Crail Gardens, Darlington, DL1 3TF
3 Bed - House - Detached
Starting Bid £195,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Crail Gardens, DL1 3TF

***** AUCTION*****

Situated on a peaceful corner plot within a quiet cul-de-sac, 1 Crail Gardens, Darlington, is a lovely three-bedroom detached home situated in the highly regarded Harrowgate Hill area. This sought-after neighbourhood is well known for its friendly community feel, excellent local amenities, and convenient access to schools, shops, and transport links. Harrowgate Hill Primary School and St Bede's Catholic Academy are both within easy reach, making the area particularly appealing to families.

The property itself offers spacious and well-planned accommodation, featuring a generous lounge leading to an updated kitchen diner fitted with modern quartz work surfaces and a useful corner pantry cupboard. French doors open onto the rear garden, providing a seamless flow between indoor and outdoor living spaces. Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite, alongside an upgraded family bathroom.

Externally, the home sits on a desirable corner plot with an integrated garage housing the combi boiler. The rear garden is a standout feature, offering a large lawn, mature planted borders, and a beautiful, well-stocked koi pond, creating a peaceful and private retreat.

Offered with no onward chain, this delightful property presents an excellent opportunity for buyers seeking a comfortable family home in a quiet, well-connected area of Darlington. While it may benefit from some minor updating, it has clearly been well cared for and offers fantastic potential to make it your own.

Nearby amenities include a range of local shops, supermarkets, cafés, and takeaways along North Road, while Darlington town centre and retail parks are just a short drive away. The area also benefits from good public transport connections and easy access to the A167 and A1(M), ideal for commuters.



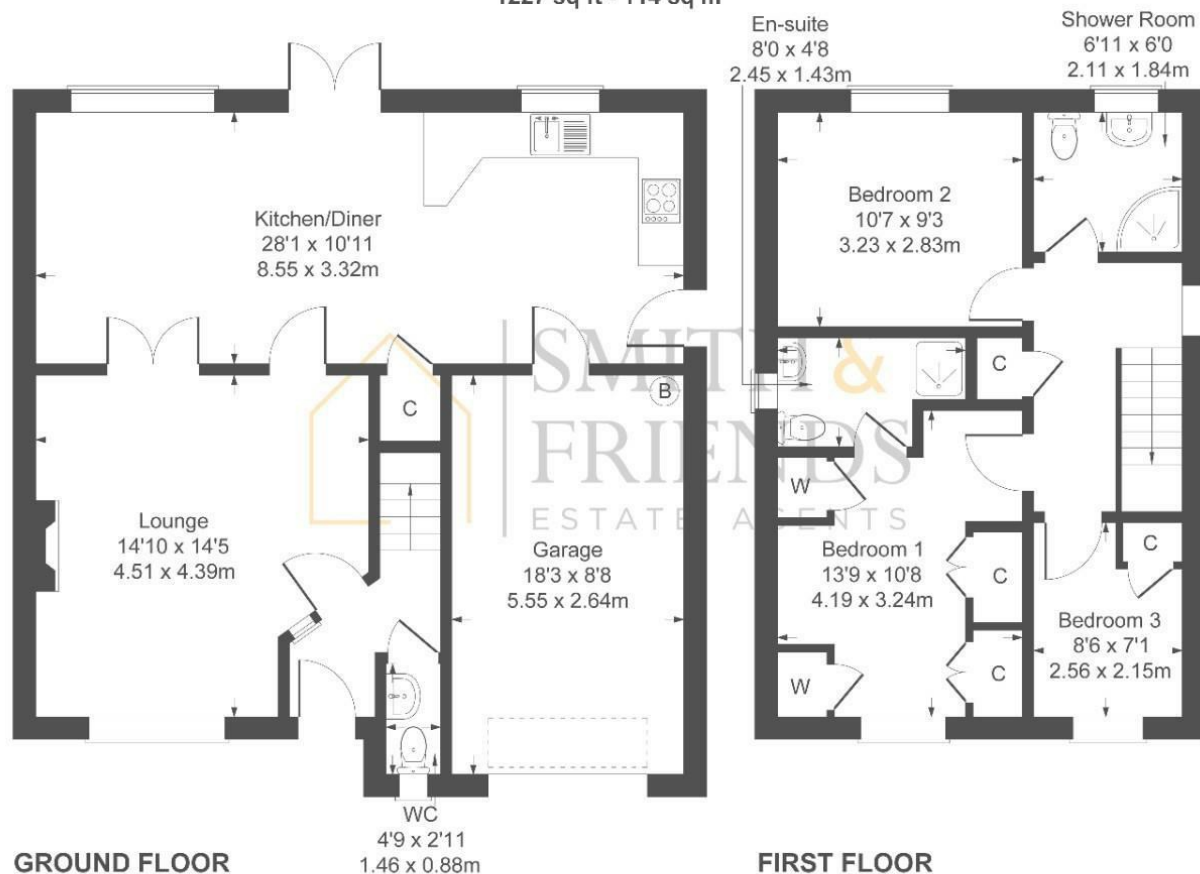




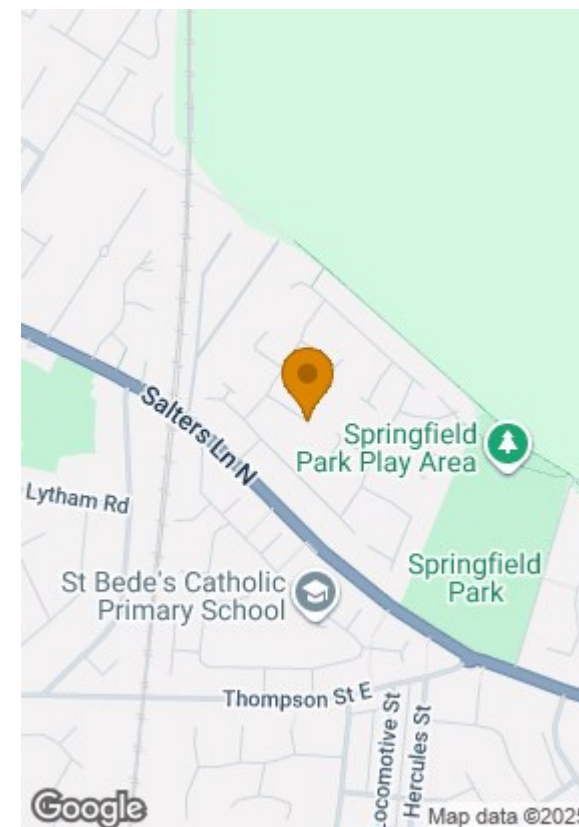
- No Onward Chain
- Cul -de-sac position
- Updated Kitchen and Bathroom
 - En suite to bedroom one
- Rear Garden with stocked Koi pond
 - Popular Area
 - EPC ordered

Crail Gardens

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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	68	80
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS