

NOTICE OF OFFER - Property address 55 Headingley Crescent, Darlington, Co Durham, DL1 2ST.

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £65,000.

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - [darlington@robinsonsteesvalley.co.uk](mailto:darlington@robinsonsteesvalley.co.uk)

**\*\* REFURBISHED THREE BED END TERRACE \*\* \*\* MODERN KITCHEN/DINER and BATHROOM \*\***  
**\*\* FRONT and REAR GARDENS \*\* \*\* CLOSE TO LOCAL AMENITIES \*\* \*\* NO ONWARD CHAIN \*\***  
**\*\* GOOD TRANSPORT LINKS \*\***

We anticipate demand to be high for this three bedroom end terrace property which has been priced to sell. The property, which lies in the Haughton area of Darlington, benefits from having been refurbished to include a contemporary grey gloss kitchen and modern bathroom with separate shower. It also benefits from uPVC double glazing and gas central heating.

The town centre and railway station are within a five minute drive along with the A66 and A1(M) also being within easy reach.

In our opinion, the property would be ideally suited to a first time buyer, family or as an investment. We advise an early viewing to avoid disappointment.

#### GROUND FLOOR

A porch leads into a spacious kitchen/diner which features a range of wall and base units, integrated appliances including an electric oven, gas hob, microwave and washing machine, stainless steel sink unit and space for a

**Headingley Crescent, Darlington, DL1 2ST**

**3 Bedroom - House - End Terrace**

**£55,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**

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## Headingley Crescent, Darlington, DL1 2ST

### FIRST FLOOR

A light and bright landing area with cupboard housing the combination boiler and hatch allowing access to the loft. There are two double bedrooms and a single, the master features a walk-in wardrobe, the second bedroom has laminate flooring and the third benefits from a built-in cupboard.

### ENTRANCE PORCH

### KITCHEN/DINER

17'9x10'11 (5.41mx3.33m)

### LOUNGE

14'5x17'6 (4.39mx5.33m)

### FIRST FLOOR LANDING

### BEDROOM

12'5x10'5 (3.78mx3.18m)

### BEDROOM

12'3x9'5 (3.73mx2.87m)

### BEDROOM

9'7x7'3 (2.92mx2.21m)

### BATHROOM/W.C.

5'5x8'2 (1.65mx2.49m)

### FRONT EXTERNAL

#### EXTERNALLY

To the front of the property there is a lawned garden featuring borders and shrubs. The enclosed rear garden benefits from having a brick store, side gated access and is laid to lawn.

Please Note: EPC Band C. Council tax band A. Freehold basis. (Property is non-standard construction).

### REAR GARDEN



## Headingley Crescent, Darlington, DL1 2ST

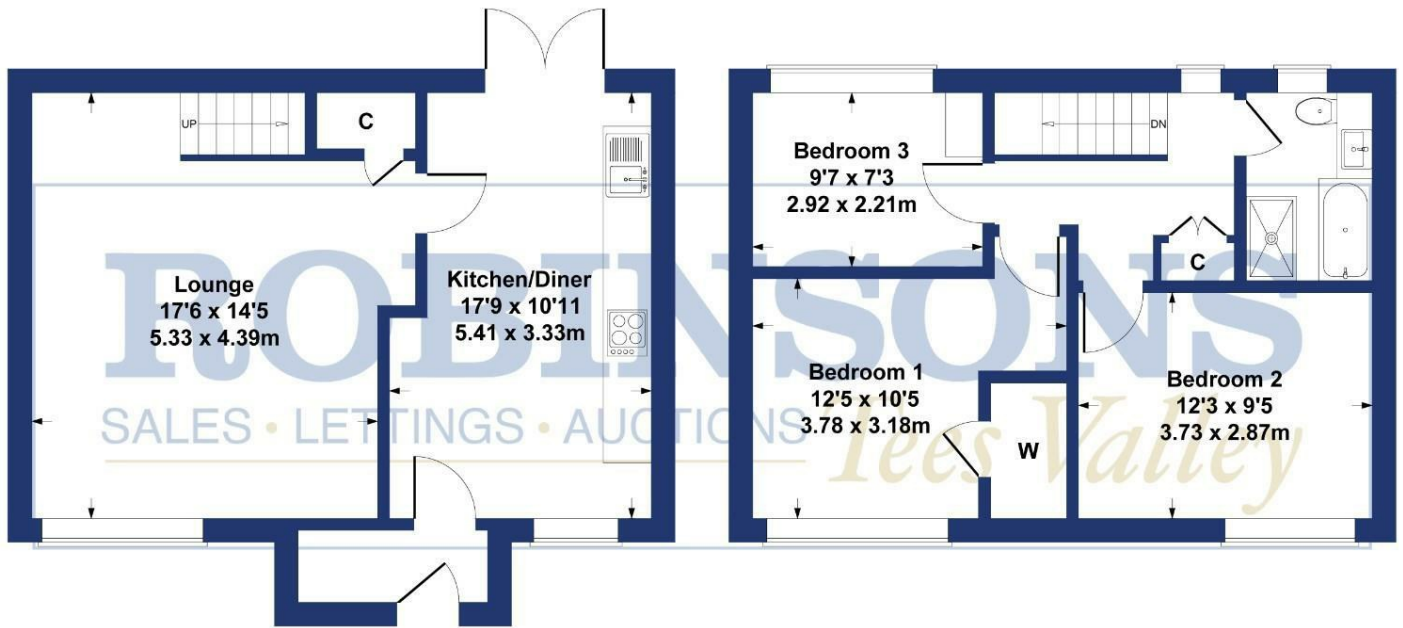


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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# Headingley Crescent

Approximate Gross Internal Area  
945 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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		
	72	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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