

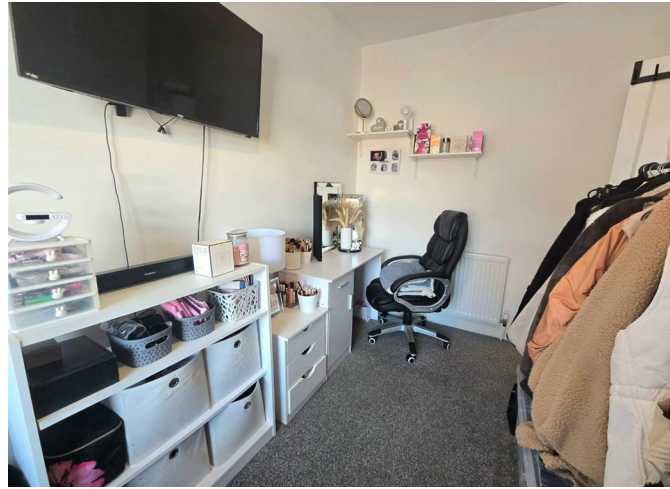
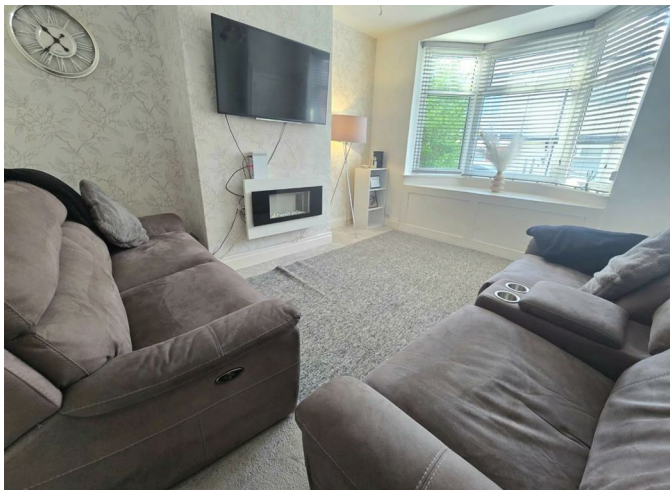


Crosby Street, DL3 0HD
2 Bed - House
£105,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Crosby Street, DL3 0HD

*** SPACIOUS TWO BEDROOM HOUSE ***

*** IDEAL FOR FIRST TIME BUYER OR SMALL FAMILY ***

This lovely two bedroom semi-detached house, situated within the sought after Harrowgate Hill area of Darlington, close to local amenities and schooling, making this a perfect home for a first time buyer or small family.

The property briefly comprises of, Entrance Hallway, Living Room, Kitchen / Diner, and a Rear Room which has been partly converted to allow a Downstairs WC and Utility Room.

The First Floor provides a landing, Two Double Bedrooms, (Master with Built in Wardrobes) and a good sized Four Piece Family Bathroom.

Externally, the property has a small garden to the front, with side access to the rear yard.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway

3'0" x 3'4" (0.93m x 1.04m)

Living Room

13'0" x 11'7" (3.98m x 3.54m)

Kitchen / Diner

10'10" x 14'9" (3.32m x 4.50m)

Rear Room

11'0" x 3'11" (3.36m x 1.20m)

FIRST FLOOR

Landing

2'7" x 6'0" (0.81m x 1.85m)

Bedroom 1

11'11" x 12'2" (3.65m x 3.73m)

Bedroom 2

12'4" x 7'2" (3.77m x 2.20m)

Family Bathroom

9'4" x 7'3" (2.86m x 2.21m)





Ground Floor



Floor 1

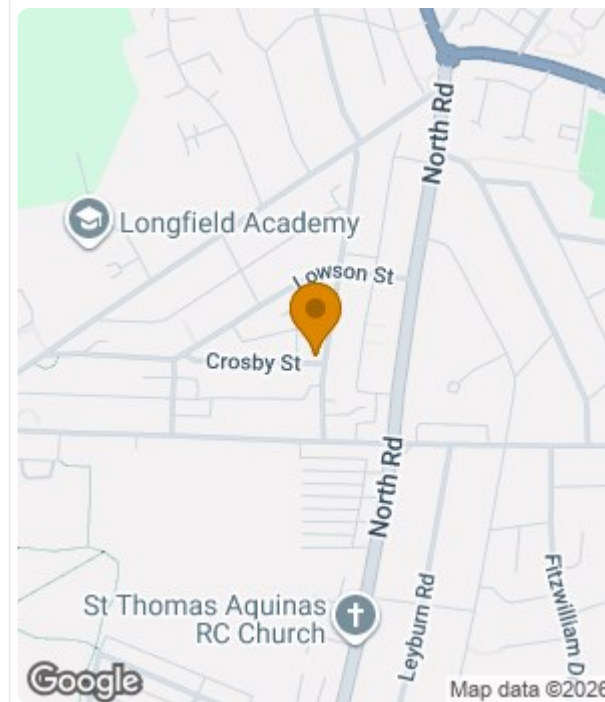


Approximate total area[®]
744 ft²
69.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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.

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