



**\*\* PRICED TO SELL \*\*\* LARGE REAR GARDEN \*\*\* SPACIOUS THREE BED FAMILY HOME \*\*  
\*\* POPULAR BRANKSOME/COCKERTON AREA \*\*\* SOLAR PANELS \*\***

We anticipate demand to be high for this three bedroom mid link property with the benefit of a substantial rear garden with huge potential which must be viewed to be appreciated.

Solar panels have been installed, there is gas central heating and well equipped kitchen and bathroom facilities. It would make an ideal purchase for a first time buyer, growing family or as an investment opportunity.

#### GROUND FLOOR

Entrance hall with solid wood flooring, lounge/diner running front to rear with French doors leading to the garden, a feature fireplace with electric fire and solid wood flooring. Kitchen/breakfast room is also front to rear, perfect to maximise on family time with a fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven, plumbing for an automatic washing machine and a useful under stairs storage cupboard.

#### FIRST FLOOR

Opening to three bedrooms, two doubles and a single and a bathroom with white suite and separate w.c.

#### EXTERNALLY

There are gardens to the front and rear. The front is laid to lawn with borders with shared enclosed side access to the rear garden which is a 'must view' to appreciate the size and versatility. There is also a useful outside store whilst the garden is laid to lawn with both decked and paved areas, perfect for those warmer months.

Please Note: This is a freehold property. Council tax band A

**Finchale Crescent, Darlington, DL3 9SA**  
**3 Bed - House - Mid Link Terrace**  
**£114,995**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**ENTRANCE HALL**

**LOUNGE**

9'8" x 18'2" (2.97m x 5.56m)

**KITCHEN/BREAKFAST ROOM**

10'5" narrowing to 7'1" x 18'2" (3.19m narrowing to 2.18 x 5.56m)

**FIRST FLOOR LANDING**

**BEDROOM**

9'10" x 12'8" (3m x 3.87m)

**BEDROOM**

8'8" x 7'5" max 11'4" (2.66m x 2.27 max 3.46m)

**BEDROOM**

6'6" x 9'4" (2m x 2.86m)

**BATHROOM**

**SEPARATE W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

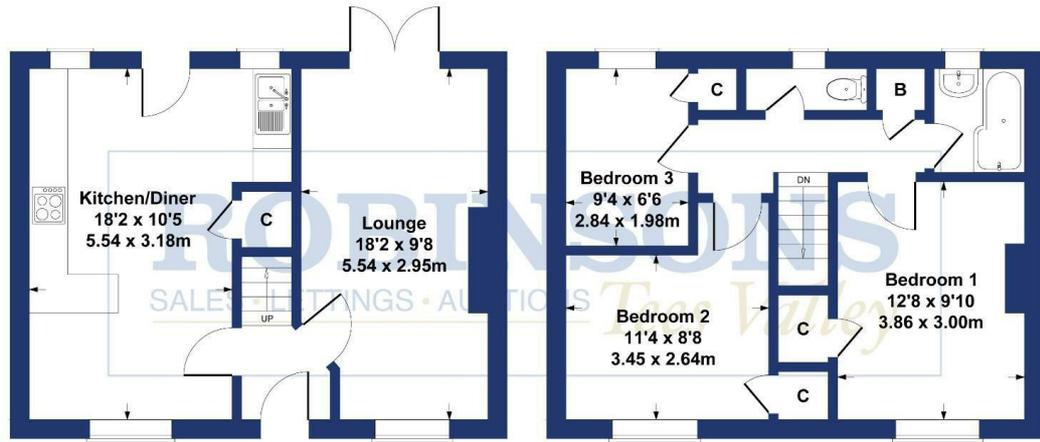
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Finchale Crescent

Approximate Gross Internal Area  
871 sq ft - 81 sq m



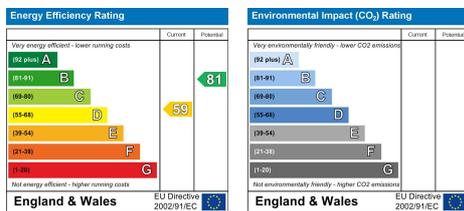
GROUND FLOOR

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



### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspenny Moor.co.uk](mailto:info@robinsonsspenny Moor.co.uk)

### SEDGFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS