



**** COMPETITIVELY PRICED ** ** WEST FACING REAR GARDEN **
** EVER POPULAR EASTBOURNE AREA ** ** SPACIOUS ACCOMMODATION ****

We have pleasure in marketing this impressive and nicely presented three bedroom property located in this popular part of Darlington which lies within easy reach of local shops, amenities and schooling. Both the town centre and train station within easy reach, as are the A1(M) and A66. It has been well cared for by the current owner along with tasteful decoration throughout. The home will suit the needs of a variety of buyers including a first-time buyer, family or as an investment opportunity.

The home is nicely set back enjoying a front garden with palm tree giving a pleasant first impression whilst the rear garden is not directly overlooked giving a sense of privacy.

Internally there is light and spacious accommodation perfect for a family with uPVC double glazing plus composite front door and gas central heating via a 'combi' boiler.

Please Note: Council tax band A. Freehold basis.
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

Firthmoor Crescent, Darlington, DL1 4SL

3 Bed - House - End Link Terrace

Offers In The Region Of £125,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

Firthmoor Crescent, Darlington, DL1 4SL



GROUND FLOOR

Entrance hall with stairs to the first floor. The Lounge is a light filled room running front to rear with windows to both elevations. Kitchen diner also running front to rear, perfect for the coming and goings of an active family life. Nicely fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, integrated fridge freezer, plumbing for a washing machine, inset lighting and space for dining.

FIRST FLOOR

Landing with cupboard housing the boiler. Three good size bedrooms, two doubles and a single, all in excellent decorative order. Modern bathroom with white suite, comprises panelled bath with overhead shower, basin and separate w.c.

EXTERNALLY

Lawn garden to the front with hard surface path and feature palm tree. Pedestrian side access to the fabulous rear garden with viewings strongly recommended to be appreciated. It has been improved and well maintained with various sections including lawn and gravelled areas. Westerly aspect and privacy element along with an outside store and external water tap.

ENTRANCE HALL

LOUNGE

18'1" x 9'10" (5.52m x 3.02m)

KITCHEN/DINER

18'1" x 12'5" (5.52m x 3.81m)

FIRST FLOOR

BEDROOM

12'6" x 9'6" (3.83m x 2.92m)

BEDROOM

9'11" x 9'1" (3.04m x 2.79m)

BEDROOM

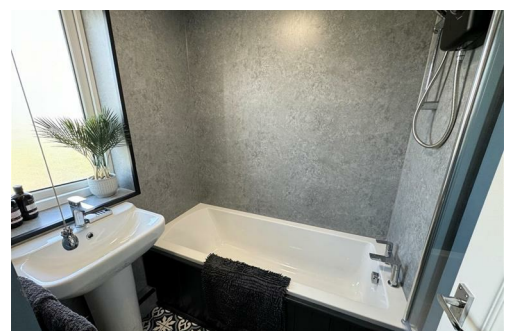
8'11" x 6'11" (2.74m x 2.13m)

BATHROOM

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN



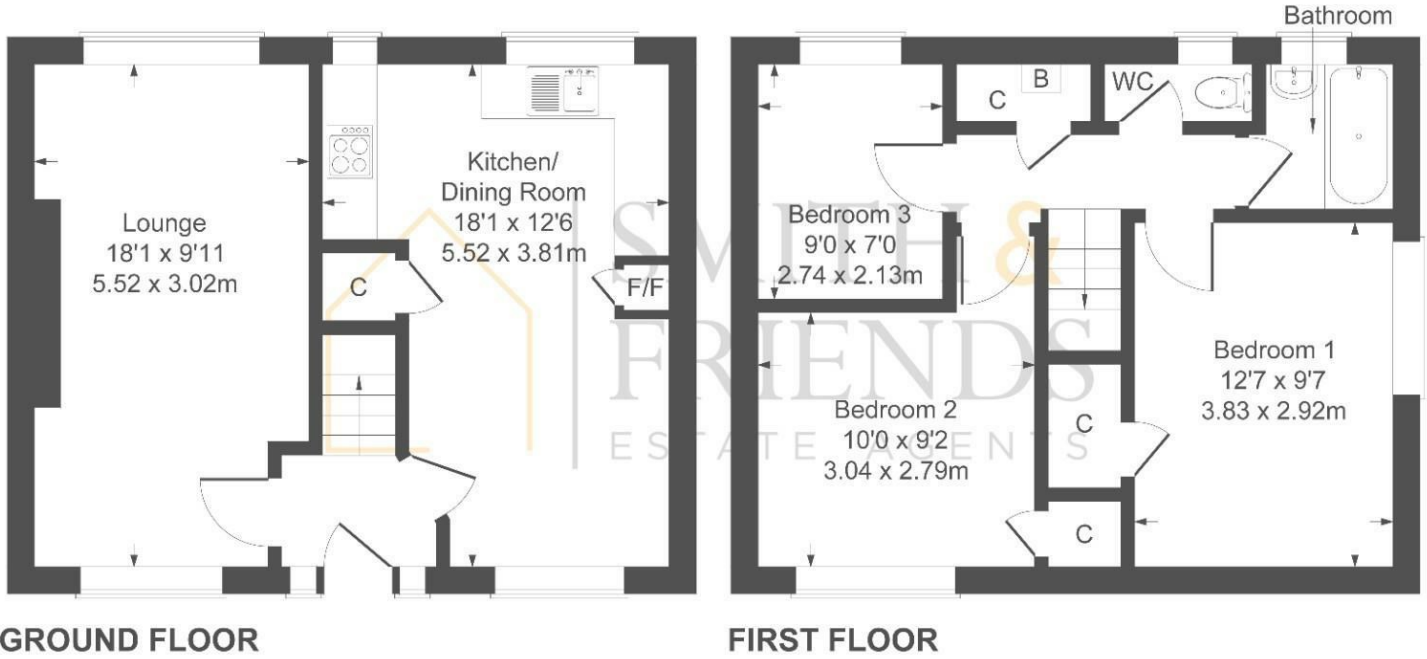
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Firthmoor Crescent

Approximate Gross Internal Area

828 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

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		EU Directive	
		2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



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