



Located in a desirable area of Darlington is this spacious semi Detached House. All three bedrooms are deceptively spacious compared to more modern houses and therefore would ideally suit a young family. The rear garden is private and not overlooked. Off street parking to the front and a lovely fitted breakfast kitchen. Easy access to local amenities, schools and convenience stores, bus routes. Viewing is essential to appreciate the size of the accommodation on offer. Call Smith and Friends on Duke Street Darlington for a viewing.

Council Tax Band : A  
EPC Rating:

**Rosedale Crescent, Darlington, DL3 9RR**  
**3 Bed - House - Semi-Detached**  
**£140,000**  
**EPC Rating:**  
**Council Tax Band:**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
ESTATE AGENTS



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Entrance Hall  
Having door providing access to side elevation. central heating radiator staircase leading to first floor landing

Lounge  
15'8" x 9'11" (4.79m x 3.04m)  
Double galzed window to front elevation, central heating radiator, feature fireplace.

Kitchen/ Dining Room  
18'7" x 9'0" (5.67m x 2.75m )  
Having a range of wall and base unts rol top working surfaces, integral appliances sink and drainer and mixer tap. Double glazed window to rear elevation and UPVC double glazed door providing access to rear garden.

Family bathroom.  
6'1" x 5'0" (1.87m x 1.53m )  
Three piece suite, panelled bath, low level WC, wash hand basin. Tiles splash back.

Landing  
Having double glazed window to side elevation.

Bedroom 1  
13'0" x 10'5" (3.97m x 3.18m )  
Double glazed window to front elevation, central heating radiator, built in storage.

Bedroom 2  
8'11" x 13'0" (2.73m x 3.98m)  
Having double glazed window to rear elevation, central heating radiator, built in storage

Bedroom 3  
8'7" x 7'3" (2.64m x 2.21m)  
Having double glazed window to front elevation, central heating radiator.

Sep WC.  
5'1" x 2'4" (1.56m x 0.73m )  
Double glazed obscure window to rear elevation, central heating radiator.



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, conveyancing and removal 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	