



SMITH AND FRIENDS are pleased to offer for sale with **\*\*\*NO UPWARD CHAIN\*\*\*** Period Style Property Three Bedrooms in need of some modernisation. Lovely family home or Investment opportunity. Off street parking enclosed rear gardens. Close to Darlington Town centre and excellent local amenities.

Viewing strictly through Smith & Friends Darlington.

Council Tax Band:  
EPC Rating: D

**Park Crescent, Darlington, DL1 5EF**

**2 Bedroom - House**

**Asking Price £95,000**

**EPC Rating: D**

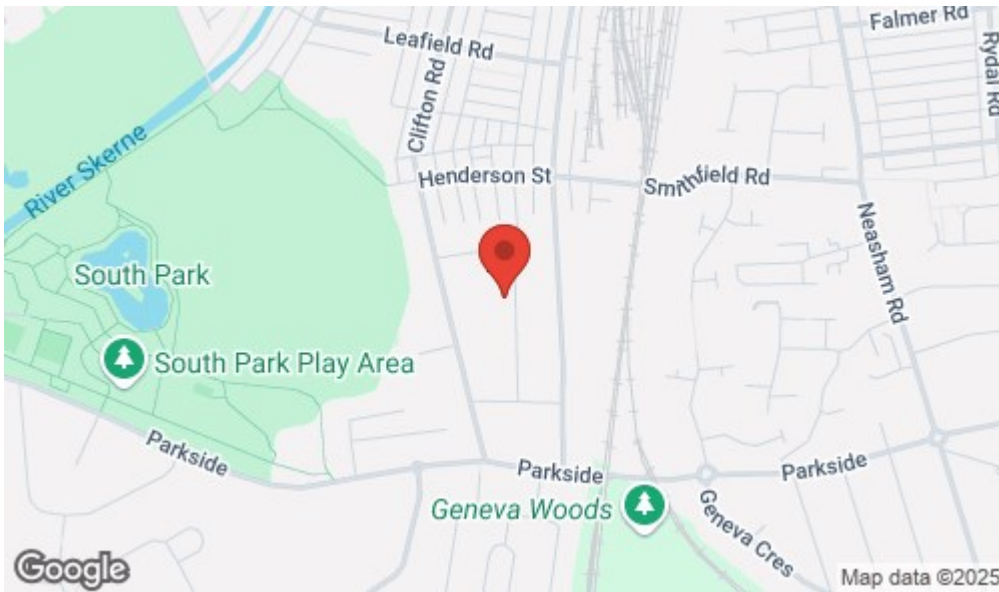
**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Park Crescent, Darlington, DL1 5EF



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	