

Park Crescent, Darlington, DL1 5EF
Offers in the region of £134,950

estates⁴
'The Art of Property'





Park Crescent, Darlington, DL1 5EF

Offers in the region of £134,950

Council Tax Band: A

A charming two-bedroom semi-detached home with a driveway to the front and a generous, beautifully maintained rear garden. Situated in a highly popular area of Darlington, the property is within close proximity to South Park, Darlington train station, the town centre, and offers excellent transport links via the A1(M) and A66.

The property would benefit from some cosmetic updating, which has been reflected in the asking price, however it has been lovingly cared for and well maintained over the years. Benefits include uPVC double glazing, a composite front door, and gas central heating via a Baxi combi boiler. The home is offered to the market with NO ONWARD CHAIN.

In brief, the accommodation comprises a welcoming entrance lobby leading into a spacious lounge to the front, featuring a bay window which floods the room with natural light. To the rear is a separate dining room with pleasant views over the garden, leading through to the kitchen.

To the first floor, the landing provides access to two well-proportioned bedrooms. The principal bedroom is located to the front and benefits from a bay window and fitted bedroom furniture, while the second bedroom overlooks the rear garden. A well-appointed wet/shower room completes the first floor accommodation.

Externally, there is a garden and driveway to the front with gated side access leading to the rear. The rear garden is a particular feature of the home, boasting mature borders, a garden shed, and two delightful decked seating areas, creating an ideal

space for relaxing and entertaining.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

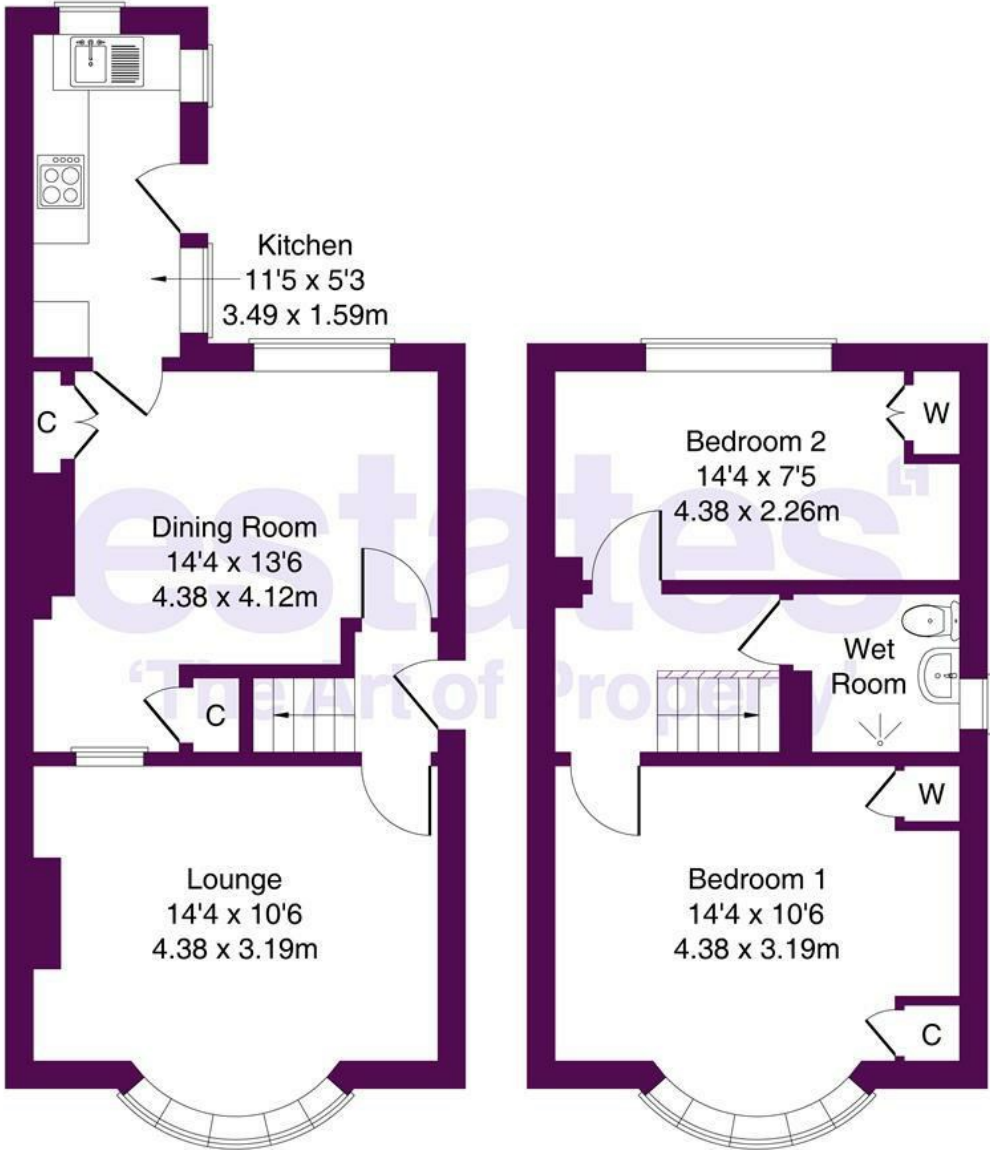
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must

themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Park Crescent, Darlington, DL1 5EF

Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC