Minors Crescent, Darlington, DL3 0DJ
Offers in the region of £170,000

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Minors Crescent, Darlington, DL3 0DJ
Offers in the region of £170,000
Council Tax Band: A

Situated in the popular Cockerton area of Darlington, this well-positioned home offers convenient access to Cockerton Village, the town centre, and excellent transport links including the A1(M).

Tucked away within a cul-de-sac, the property enjoys a high degree of privacy, where it is not overlooked to the rear. Externally, the home benefits from a generous rear garden, a carp pond, and a useful garden room/summer house. While currently utilised for storage, this space offers excellent potential for a variety of uses. To the front, there is ample off-street parking.
Internally, the property boasts larger-than-average accommodation. The ground floor comprises an inviting entrance hallway, a spacious lounge, a well-proportioned dining kitchen, and a good size utility/store room, which again presents further scope for improvements.

To the first floor, there are three good-sized bedrooms, including two doubles and a comfortable single, along with a well-appointed family bathroom.

The property features uPVC double glazing to the main house, along with a modern double-glazed composite front door. Offered to the market with no onward chain, this home represents an excellent opportunity for a wide range of buyers.

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.

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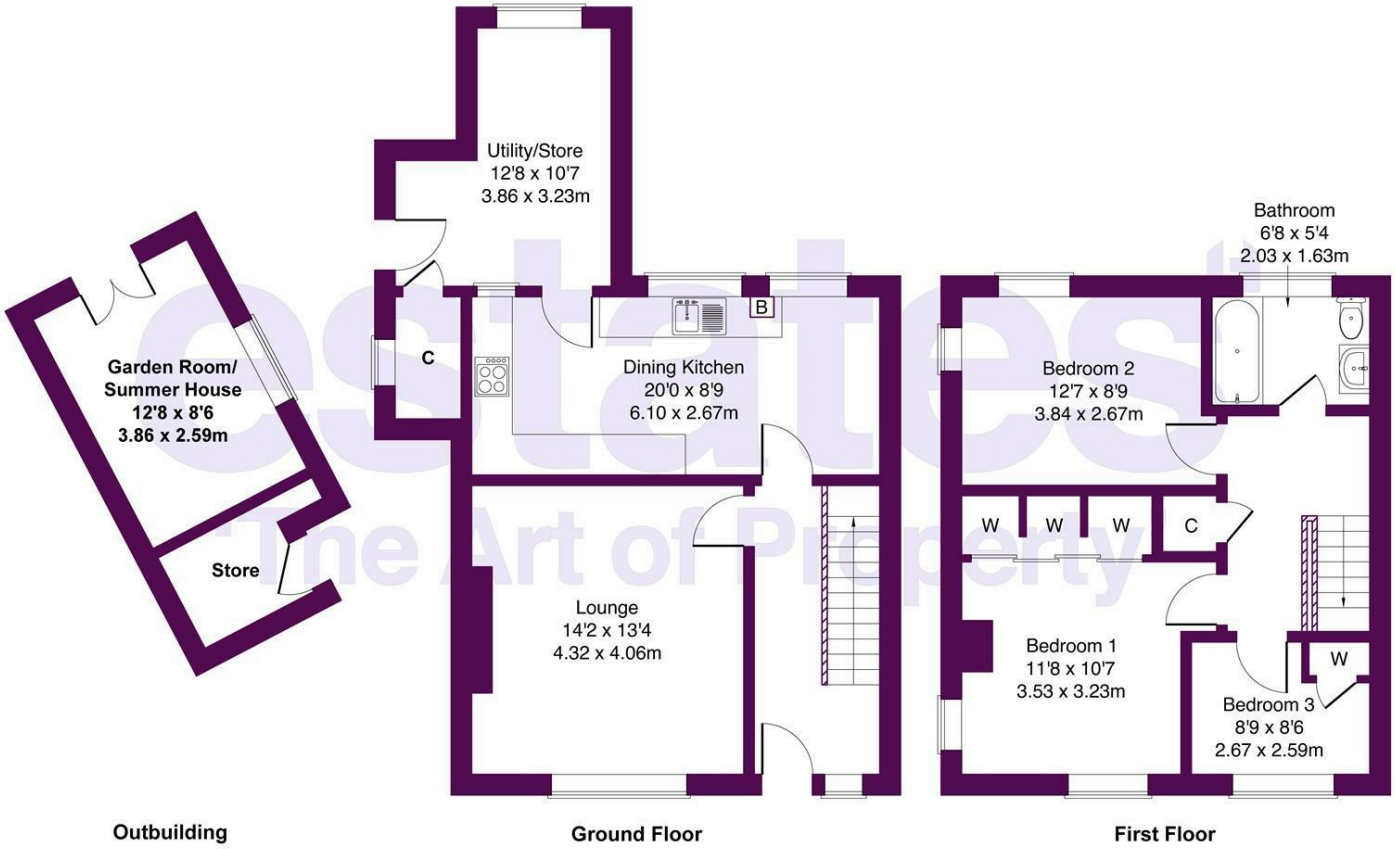
Approximate Gross Internal Area: (1218 sq ft - 113 sq m.)



Outbuilding **Ground Floor** **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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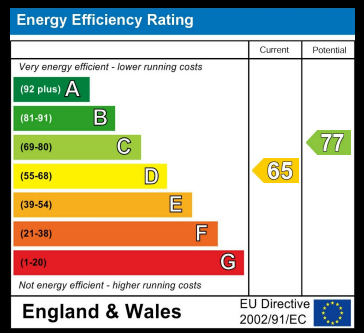
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