

Eden Crescent, Darlington, DL1 5TN
Offers in excess of £95,000

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'The Art of Property'



Eden Crescent, Darlington, DL1 5TN

Offers in excess of £95,000

Council Tax Band: A

This spacious semi-detached home presents an excellent opportunity for those seeking a well-maintained property with no onward chain. The property boasts a light and airy layout, featuring an inviting reception room and two comfortable double bedrooms, making it ideal for small families or couples.

The house is equipped with double glazing throughout ensuring warmth, while the gas central heating system is managed via a modern HIVE system and a recently refitted high-spec Worcester combi boiler it guarantees efficient heating all year round.

Notable highlights of this property include the driveway at the front, providing convenient off-street parking and good sized garden to rear perfect for enjoying the warmer months.

Situated in a popular location, this home is just a short stroll from the picturesque South Park, where you can enjoy leisurely walks and outdoor activities. Additionally, the town centre is within easy reach, providing a variety of shops, cafes, and amenities. For those who commute, the A1(M) & A66 is conveniently accessible, making travel to nearby towns and cities straightforward.

In brief the accommodation consists of:

Ground floor
Entrance hall, lounge diner, and kitchen.

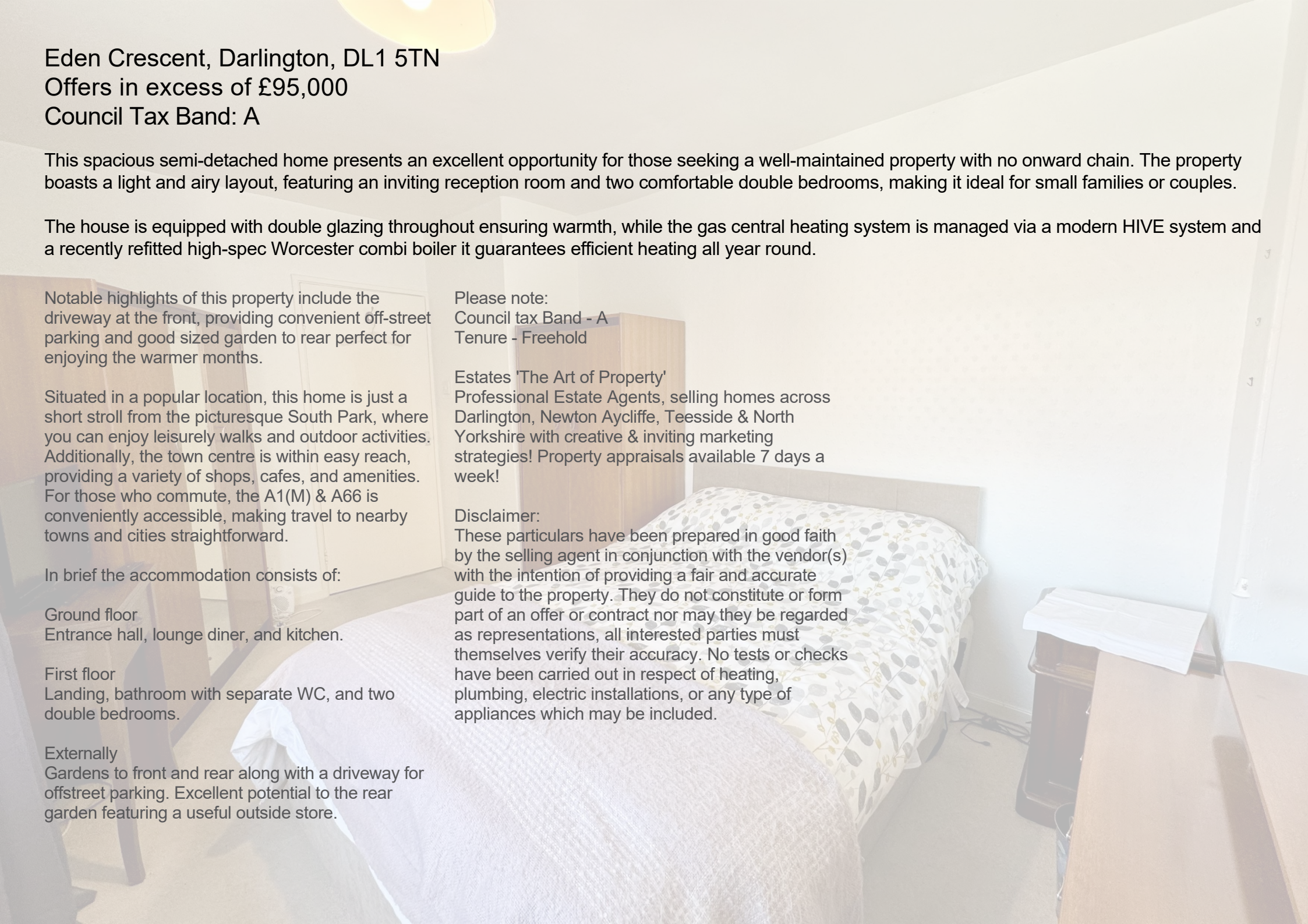
First floor
Landing, bathroom with separate WC, and two double bedrooms.

Externally
Gardens to front and rear along with a driveway for offstreet parking. Excellent potential to the rear garden featuring a useful outside store.

Please note:
Council tax Band - A
Tenure - Freehold

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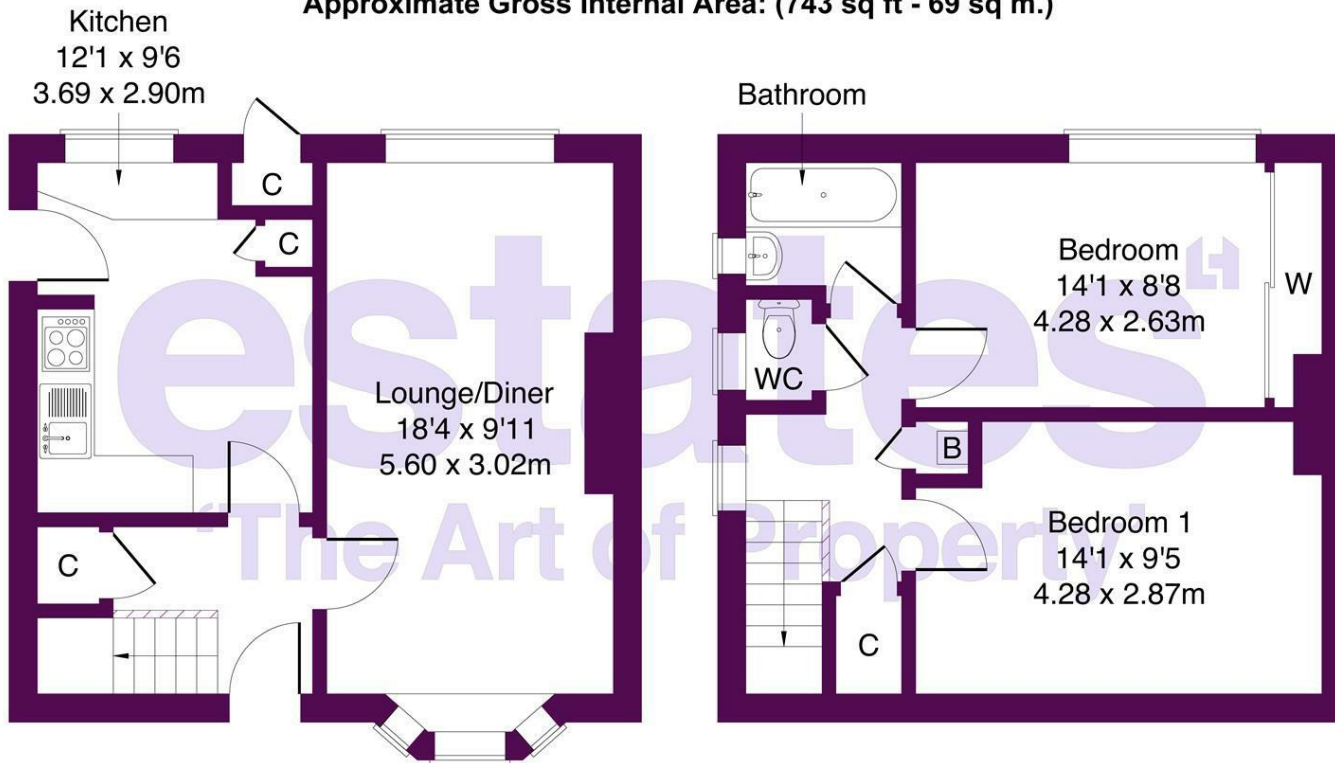
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all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





Eden Crescent

Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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	