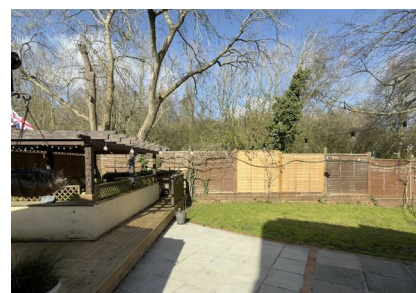


Minors Crescent, Darlington, DL3 0DJ  
Offers in the region of £170,000

**estates**<sup>4</sup>  
'The Art of Property'



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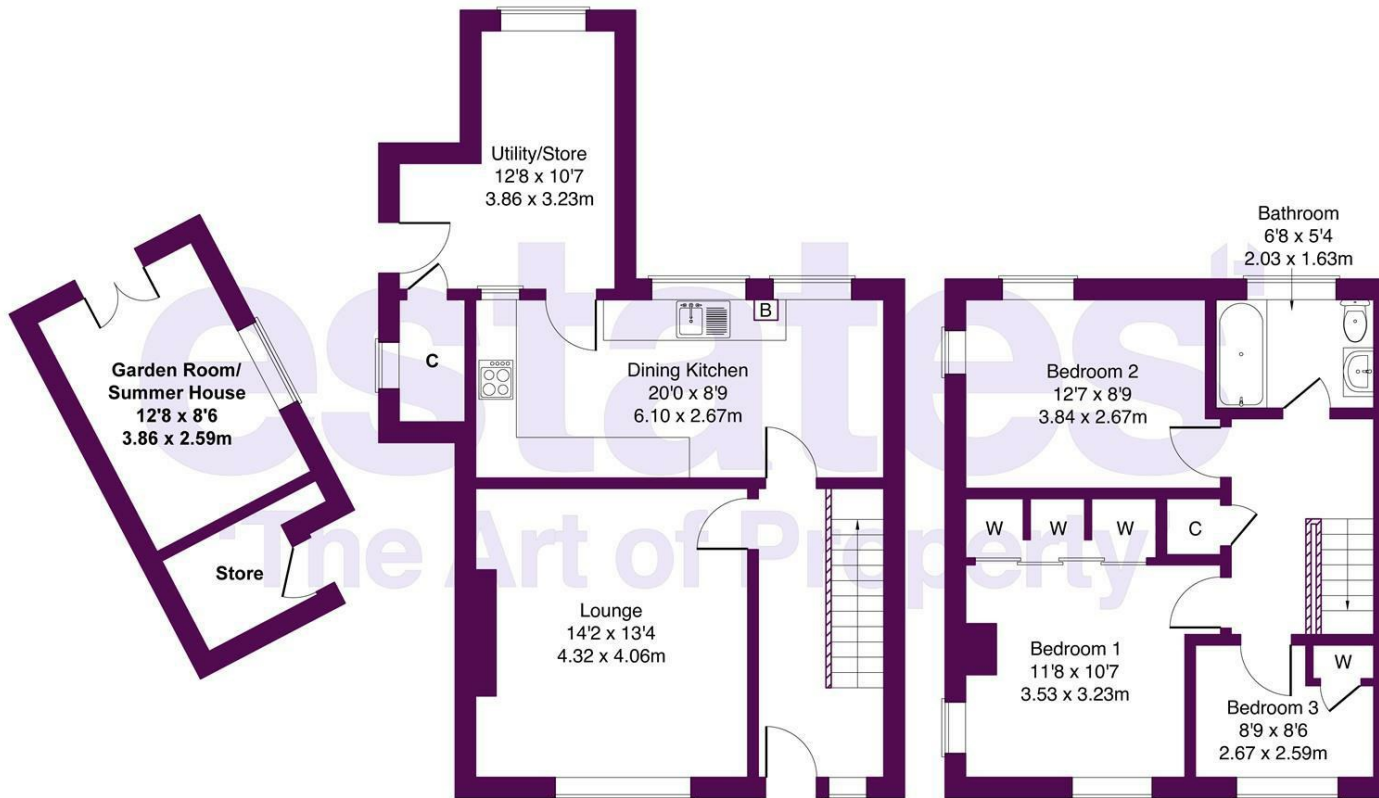
**Disclaimer:**  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations,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

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**Minors Crescent, Darlington., DL3 0DJ**

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



Outbuilding

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
 For illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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	