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Carlbury Crescent
Darlington, DL3 9QL
Price £185,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Welcome to Carlbury Crescent, Darlington - a charming semi-detached house located in the popular west end area. Located within easy access of well regarded schools.

Situated within walking distance to well-regarded schools, this home offers convenience and accessibility for families with children. The two reception rooms provide ample space for entertaining guests or simply relaxing with loved ones. This three bedroomed semi-detached home is perfect for family living.

The fitted kitchen and handy utility room make daily chores a breeze, also having the benefit of a conservatory to the rear, while the garage and driveway offer convenient parking options.

With the added benefit of no onward chain, this property is ready and waiting for its new owners to move in and make it their own.





- NO ONWARD CHAIN
- WEST END LOCATION
- SUN LOUNGE TO THE REAR
- EARLY VIEWING IS ESSENTIAL
- COMPETETIVELY PRICED
- WALKING DISTANCE TO WELL REGARDED SCHOOLS.
- DRIVE AND GARAGE

GENERAL INFORMATION:

Tenure: Freehold

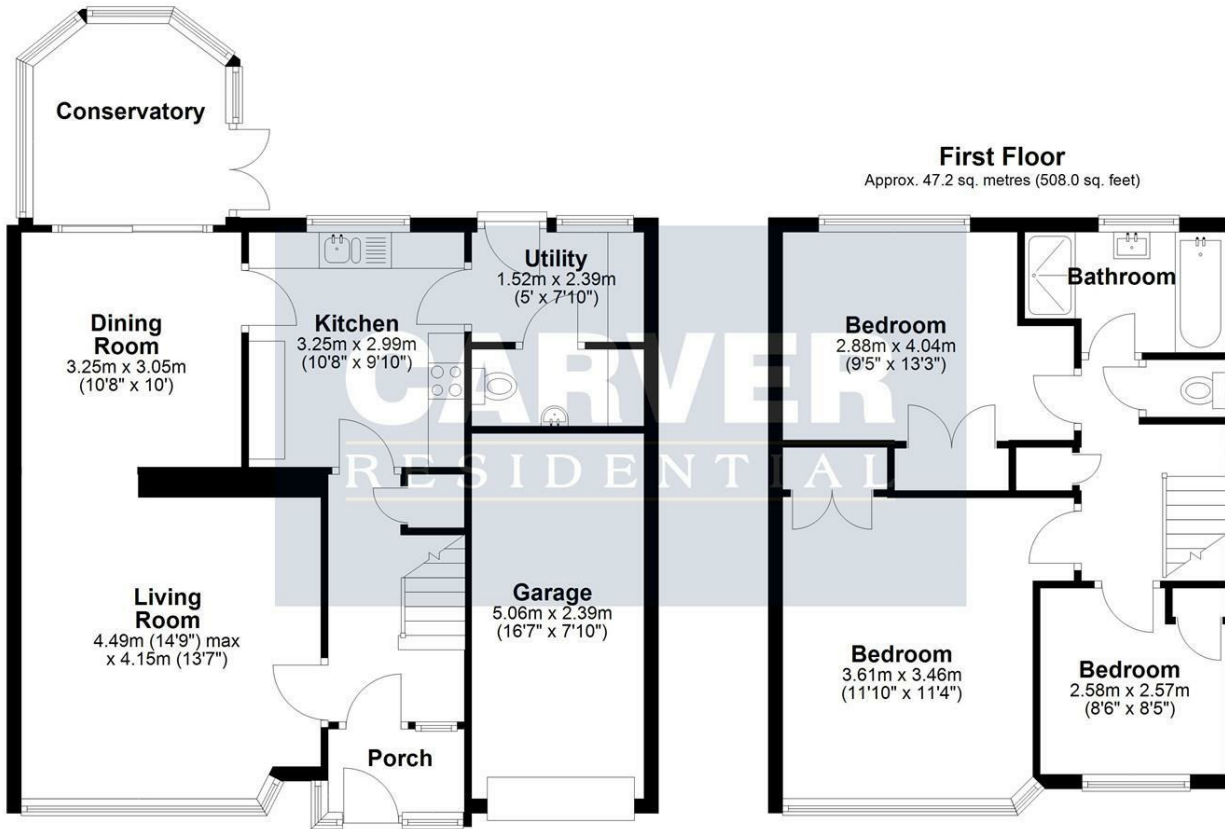
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

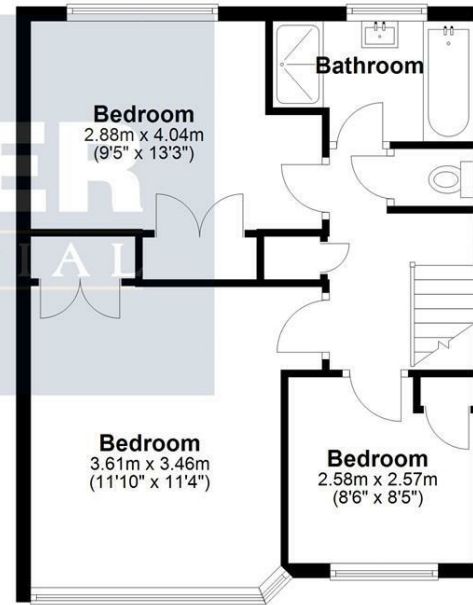
Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 122.1 sq. metres (1313.8 sq. feet)

10 Carlbury Crescent, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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