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23, Eden Crest,  
Gainford, Darlington, DL2 3DD  
**Price £170,000**

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



Located in the village of Gainford, Darlington, this spacious semi-detached house offers comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The family bathroom is located upstairs, complemented by an additional toilet on the ground floor for added convenience.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and character. There is a further reception room, which serves as a bright conservatory, providing stunning views of the expansive south-facing garden. This large outdoor area is perfect for enjoying sunny days and hosting gatherings with family and friends.

The kitchen is also spacious and complemented by a generous utility area, ensuring that household chores are managed with ease. The property also boasts off-road parking for several vehicles, a valuable feature in this peaceful village setting.

Eden Crest is ideally situated, offering a quiet lifestyle while being just a short drive from the bustling town of Darlington, where you can find a variety of local amenities. This home presents an excellent opportunity for those looking to settle in a serene environment without sacrificing accessibility to urban conveniences. Whether you are a first-time buyer or seeking a family home, this property is sure to impress.







- Deceptively spacious 3 bedroom property
- Conservatory over looking South facing garden
- Close to local amenities
- Large living area
- Off road parking for multiple vehicles
- 15 Minutes from Darlington

**GENERAL INFORMATION:**

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding A)











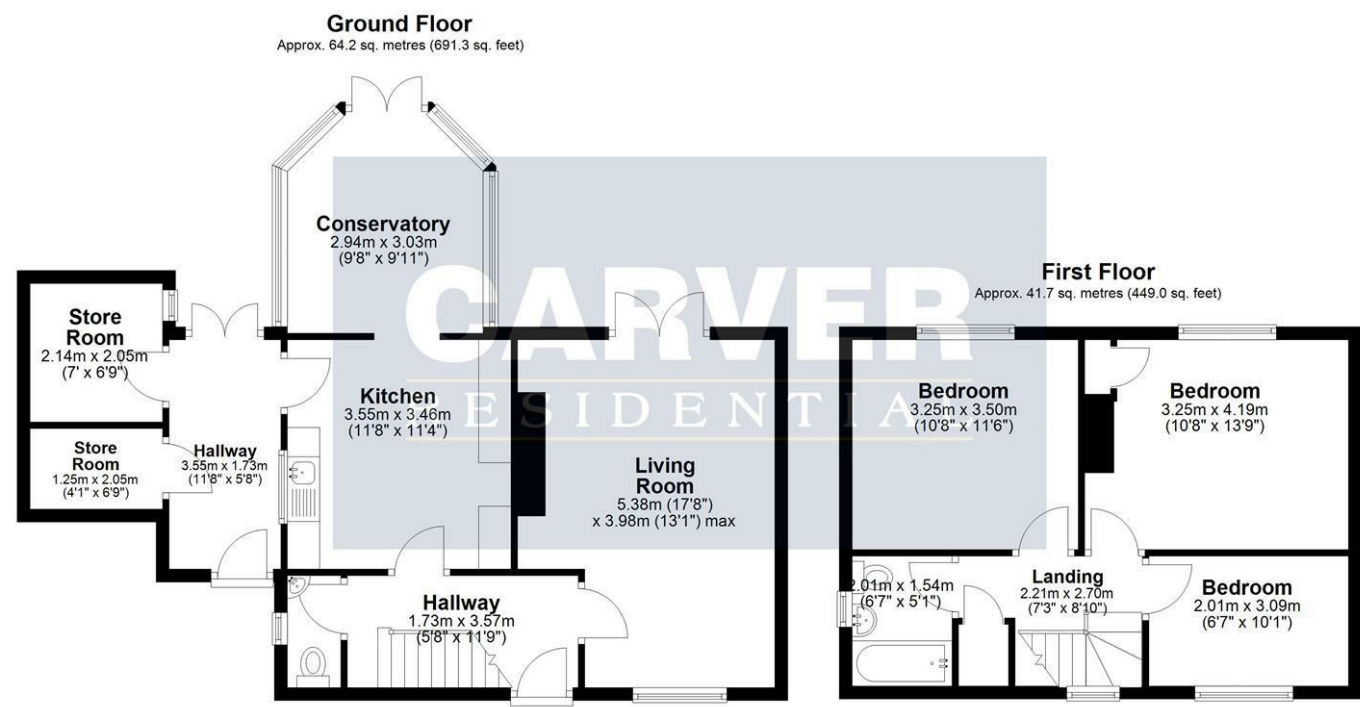








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		80
69-80	B		
55-68	C	66	
39-54	D		
21-38	E		
9-20	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)  
23 Eden Crest, Gainford, Darlington

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MAB 6202



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