



Norton Crescent

Sadberge, Darlington, DL2 1SR

Price £155,000



Spacious three bed roomed semi detached family home located on Norton Crescent in Sadberge, Darlington. Complete with front and rear gardens as well as on street parking and spacious rooms throughout this property is ideal for growing families, first time buyers or investors alike.

The village is situated only approx. 5 miles from Darlington Town Centre where there are a range of amenities available from independent shops to retail stores, salons, restaurants, schools and supermarkets. The village has two pubs and is very conveniently located for commuting purposes as it lies close to the A66.

In brief this property comprises a large living room, dining room and kitchen to the ground floor whilst the first floor accommodates the three bedrooms and bathroom. Externally the property has a small front garden and to the rear is the large garden mainly laid to lawn with perimeter shrubs and plants. On street parking is available to the front.



Living Room 10'5" x 16'5" (3.17 x 5)

The main reception room stretches the full width of the property, providing plenty of space for furniture, fitted with a log burner and surround as well as having dual aspect windows

Dining Room 10'5" x 11'0" (3.17 x 3.36)

The second reception room could be used as a formal dining room with ample space for a table with chairs.

Kitchen 13'9" x 4'11" (4.2 x 1.5)

Kitchen fitted with a range of wall and base units, complimenting work surfaces and space for appliances. Door to side leading out into the garden.

Master Bedroom 10'6" x 11'6" (3.2 x 3.5)

An impressive double with ample space for furniture, fitted wardrobe for storage.

Bedroom Two 10'5" x 6'11" (3.17 x 2.1)

The second bedroom is another double with window to the front and storage cupboard fitted.

Bedroom Three 7'7" x 9'2" (2.3 x 2.8)

A generous single room with window overlooking the garden.

Bathroom 7'5" x 4'7" (2.25 x 1.4)

Comprising a low level WC, wash hand basin and panelled bath with overhead mains fed shower.

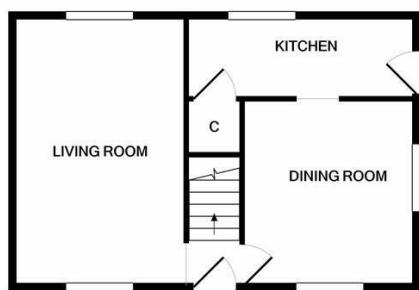
Garden

To the front is a small garden whilst to the rear is the larger garden, mainly laid to lawn complete with perimeter borders filled with plants and shrubs.

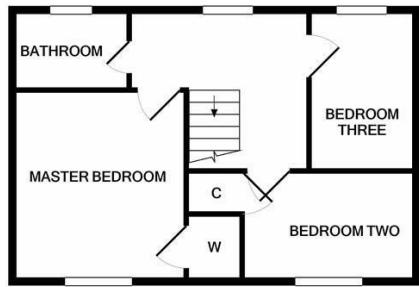
Area Map



Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.5 SQ.M.)



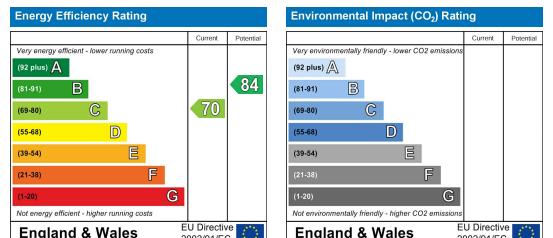
1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt is made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items shown are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.