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Gilsland Crescent
Darlington, DL1 2QT

Offers in the region of £120,000

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

Occupying a pleasing position this TWO bedrooomed semi-detached property offers ready to move into living space, benefits include gas fired central heating and double glazing ,suited to a wide variety of buyers, the property is well placed for ease of access to schools ,shops and also the railway station, also having the benefit of a large enclosed rear garden,, which is mainly laid to lawn and would be perfect for entertaining, also having double width driveway allowing off road parking for several vehicles.

Early viewing will impress, as properties within this location are always in demand.





- POPULAR LOCATION
- SUITED TO A VARIETY OF BUYERS
- MATURE ESTABLISHED GARDEN TO THE REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- BRICK BUILT SHED TO THE REAR, IDEAL FOR STORAGE
- WALKING DISTANCE TO SHOPS, SCHOOLS AND WELL PLACED FOR THE A1M
- READY TO MOVE INTO
- TWO BEDROOMS
- DOUBLE DRIVEWAY TO THE FRONT
- RE-ROOFED IN 2019

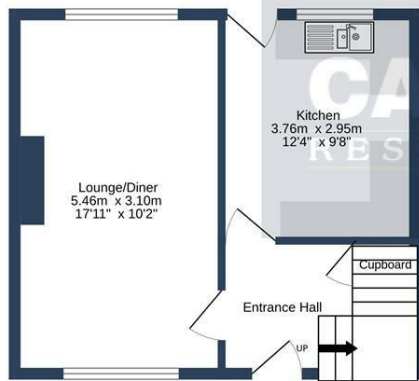
GENERAL INFORMATION:

Tenure: Freehold

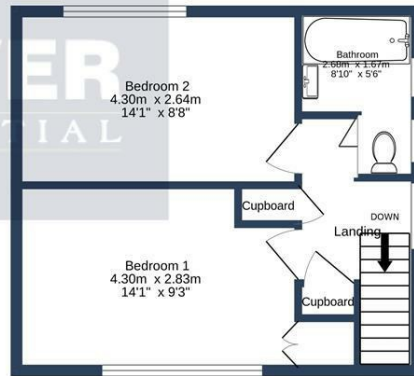
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



GROUND FLOOR
33.5 sq.m. (361 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.

GILSLAND CRESCENT, DARLINGTON. DL1 2QT.

TOTAL FLOOR AREA : 67.0 sq.m. (722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

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MAB 6202



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