



## 63 Starmer Crescent, Darlington £125,000

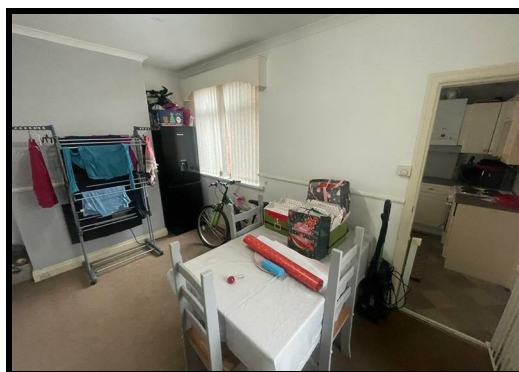
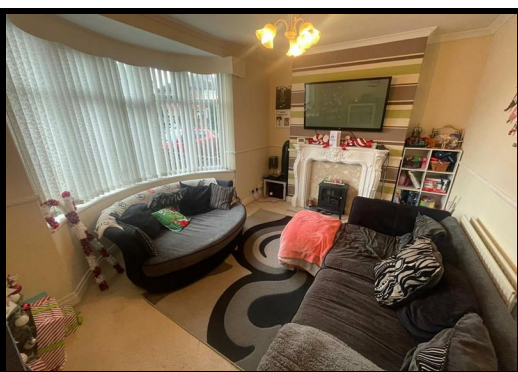
Situated within the charming area of Starmer Crescent in the ever popular Eastbourne area of Darlington this house presents an excellent opportunity for those seeking a new home.

The house boasts an entrance hallway, two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The two well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal setting for both individuals and small families.

The property features a well-appointed bathroom, ensuring convenience and comfort for everyday living. The thoughtful layout maximises the use of space, creating a warm and welcoming environment throughout.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those eager to move in without the delays often associated with property transactions.

We welcome viewings at the earliest opportunity to avoid disappointment.





# 63 Starmer Crescent, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bedroom semi detached property occupying a most pleasing position on Starmer Crescent within the popular Eastbourne area of Darlington

Gas fired central heating

UPVC double glazing windows throughout

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Starmer Crescent is situated off Neasham Road within the Eastbourne area of Darlington, conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Starmer Crescent is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports

## Entrance Hallway

The property is entered through a UPVC double glazed door to the side elevation of the property leading into an entrance hallway. The hallway benefits from laminated flooring.

## Living Room

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed bay window and a feature fire place.

## Dining Room

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from UPVC double glazed windows to the side and rear elevations and an under stairs cupboard providing useful storage.

## Kitchen

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window overlooking the side elevation of the property and plumbing for an automatic washing machine. A door leads out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

## Bedroom Two

With a UPVC double glazed window overlooking the rear elevation of the property a further double bedroom warmed by a central heating radiator.

## Bathroom

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

