



13 Norton Crescent, Darlington Offers In The Region Of £135,000

Occupying a fabulous position within the picturesque village of Sadberge a superb opportunity has arisen to acquire a two bed roomed semi detached residence. In brief the accommodation is comprised of a welcoming entrance hallway, a living room, a stunning kitchen / breakfast room, two double bedrooms and a family shower room. Externally to the front of the property there is an immaculately maintained garden which is laid to lawn. To the rear of the property there is a patio which is ideal for outdoor entertaining and a beautifully presented garden which is laid to lawn, has a pleasant gravelled area and is complimented with a variety of mature shrubs. Sadberge is a pleasant picturesque village situated in a semi-rural position just a short drive from Darlington Town Centre where there is a comprehensive range of shopping and recreational facilities. The village is well placed for commuting purposes being a short drive from a very good local road network providing good access to both the North and South. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



13 Norton Crescent, Darlington

General Remarks

A superb opportunity has arisen to acquire a two bed roomed semi detached residence situated within the delightful village of Sadberge. Gas fired central heating via a new combination boiler installed in December 2020 with an 8 year Warranty. UPVC double glazing throughout Council tax band B We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Sadberge is a pleasant picturesque village situated in a semi-rural position just a short drive from Darlington Town Centre where there is a comprehensive range of shopping and recreational facilities. The village is well placed for commuting purposes being a short drive from a very good local road network providing access both to the North and South. Teesside airport is also close at hand.

Entrance Hallway

The property is entered through a UPVC double glazed door leading in to a welcoming entrance hallway. The hallway is tastefully decorated in neutral tones.

Living Room

15'1" x 9'10"
The living room offers an abundance of natural light. Warmed by a central heating radiator and tastefully decorated in neutral tones the living room benefits from a UPVC double glazed bay window to the front of the property and UPVC double glazed French doors to the rear which lead out to the garden.

Kitchen / Breakfast Room

14'11" x 10'4"
The stunning kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. Warmed by a central heating radiator and benefiting from a UPVC double glazed windows to the

front, side and rear of the property, an under stairs cupboard providing useful storage and a number of integrated appliances including a microwave, a double oven, a Neff hob , a fridge freezer and a washer/dryer. There is ample room for a dining table. A half glazed UPVC double glazed door leads out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing. The landing has a UPVC double glazed window to the rear elevation.

Bedroom One

15'1" x 9'11"

A double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed window to the front elevation of the property and a UPVC double glazed window to the rear elevation.

Bedroom Two

10'4" x 10'0"

A further double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property, two built in cupboards providing useful storage and a hatch giving access to the loft

Shower Room

7'4" x 4'7"

The shower room has a tiled floor and walls, a UPVC double glazed window and is fitted with a contemporary suite comprising of a walk in shower cubicle with shower, a low level WC, a wash hand basin and a towel radiator.

Externally

Externally to the front of the property there is a garden which is laid to lawn. To the rear of the property there is a patio which is ideal for outdoor entertaining and a beautifully presented garden which is laid to lawn, has a pleasant gravelled area and is complimented with a variety of mature shrubs.

