

Malvern Crescent, DL3 9UF
2 Bed - House - Terraced
£115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Malvern Crescent
, DL3 9UF

Robinsons have the pleasure of offering to the sales market this well-presented and spacious two double bedroom home, which benefits from enclosed gardens to both the front and rear. Offering well-proportioned accommodation throughout, the property would make an excellent purchase for a variety of buyers, including first-time buyers looking to take their first step onto the property ladder, buy-to-let investors seeking a worthwhile addition to their portfolio, or those looking to downsize without compromising on living space.

The property is warmed by gas central heating and benefits from UPVC glazed windows, providing comfortable accommodation throughout.

The internal accommodation briefly comprises: a welcoming entrance hallway with staircase leading to the first-floor landing. The spacious reception room offers plenty of space for both lounge and dining furniture, creating a versatile living area ideal for relaxing and entertaining. A particularly appealing feature is the windows to both the front and rear aspects, allowing plenty of natural light to flow through the room. The kitchen is fitted with a range of wall, base and drawer units, providing useful storage and preparation space, together with room for additional appliances.

To the first floor, there are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, offering excellent built-in storage. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property enjoys enclosed gardens to both the front and rear, providing useful outdoor space for relaxing, entertaining or gardening.








Russell Hobbs








Be Happy






HOME


LOVE





Location

Malvern Crescent is conveniently positioned within close proximity of local schooling, everyday amenities and healthcare facilities, making it a practical location for a range of purchasers. The property also offers a great opportunity for buyers seeking a home with spacious accommodation and outdoor space in a convenient setting.

Internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Contact Robinsons today for further information or to arrange your internal viewing.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,748.10p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sale Ready Property

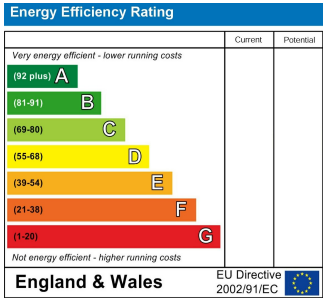
Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Malvern Crescent Darlington

Approximate Gross Internal Area
805 sq ft - 75 sq m



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons