



**West Crescent, Darlington DL3 7PR**

**welcome to**

## **West Crescent, Darlington**

A rare opportunity to acquire this elegant three-bedroom semi-detached Georgian coach house, located in a sought-after area of Darlington and offered with no onward chain. This exceptional home presents a wonderful opportunity to own a piece of Darlington's architectural heritage.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Entered via original PV style door into to hallway, parquet flooring, staircase to first floor, understairs storage cupboard, radiator. stain glass port whole door to the front.

### **Lounge**

14' 9" into bay x 13' 11" ( 4.50m into bay x 4.24m )  
Wooden single glazed sash bay window to front, radiator, electric fire with decorative fire surround, exposed beams

### **Dining Room/Reception Room 2**

13' 9" into bay x 15' into alcove ( 4.19m into bay x 4.57m into alcove )  
Wooden single glazed sash bay window to front, wooden single glazed sash window to front, radiator, electric fire, original coving to ceiling, parquet flooring.

### **Reception Room 3**

14' 5" x 9' 7" ( 4.39m x 2.92m )  
Radiator, storage into alcove, gas fire with decorative fire surround, UPVC double glazed door leading to rear yard, exposed beam work, integral access into garage.

### **Kitchen Diner**

13' 5" x 16' 11" ( 4.09m x 5.16m )  
Range of base and wall units, complementary work surfaces, integral electric oven, integral microwave, radiator, four ring gas hob, extractor fan, UPVC double glazed window to rear, wash hand basin with mixer tap, integral dishwasher, island with electricity and USB point.





### **Downstairs Shower Room**

W/C, wash hand basin with mixer tap and under storage, UPVC double glazed window to side, chrome heated towel rail, double shower cubicle, wall mounted shower head.

### **Landing**

Wooden single glazed sash window to front, radiator, chandelier.

### **Bedroom 1**

15' 1" x 10' 2" ( 4.60m x 3.10m )  
Wooden single glazed sash window to front, radiator.

### **Bedroom 2**

12' 9" x 9' 10" ( 3.89m x 3.00m )  
Wooden single glazed sash window to front, radiator, fitted wardrobes, dresser.

### **Bedroom 3**

13' 9" x 7' 5" ( 4.19m x 2.26m )  
UPVC double glazed window to rear, radiator, fitted wardrobe.

### **Bathroom**

W/C, vanity unit with mixer tap, heated towel rail, corner style bath with mixer taps, bidet, double shower cubicle, UPVC double glazed window to rear, radiator.

### **Separate W/C**

UPVC double glazed window to rear, heated towel rail, wash hand basin with mixer tap, W/C, boiler.

### **Externally**

#### **Front Garden**

Parking.

#### **Rear Garden**

Enclosed rear yard, garage to the rear.



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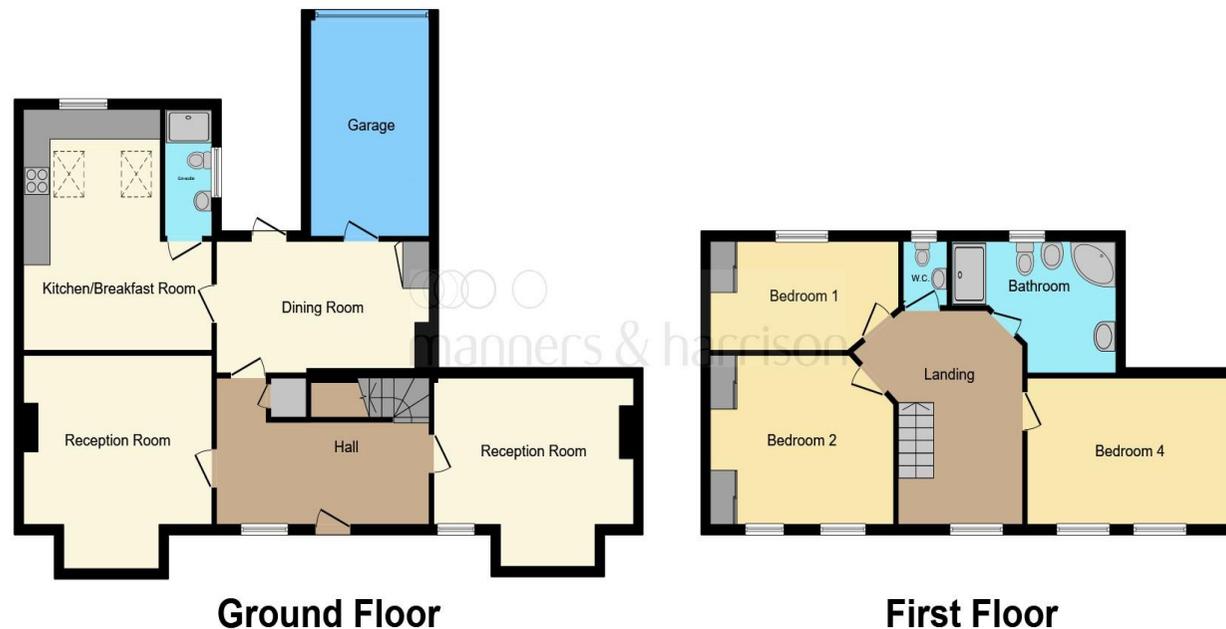
## West Crescent, Darlington

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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