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Pierremont Crescent
Darlington, DL3 9PA

Offers in the region of £385,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Impressive four bedroomed DETACHED residence, suited to family occupation, within walking distance of well regarded schools and local shops, retaining period features throughout which all add to the charm and character that this home has to offer. To the ground floor is a large welcoming hallway, giving access to two reception rooms and large kitchen/breakfast room, useful downstairs cupboard, a handy utility room completes the ground floor. To the first floor there is a spacious landing with FOUR bedrooms with ensuite to Bedroom One along with family bathroom and separate WC. Externally the property benefits from a corner plot with mature, established South and West facing gardens perfect for all the family to enjoy, also having the benefit of a large driveway giving access to the larger than average GARAGE with power and lighting. Detached properties within this location are always in demand.





- IMPRESSIVE DETACHED HOME
- SPACIOUS, WELL APPOINTED LIVING SPACE.
- OFF STREET PARKING
- CORNER SITED GARDENS
- NO ONWARD CHAIN
- WEST END LOCATION
- TWO RECEPTION ROOMS
- LARGER THAN AVERAGE GARAGE

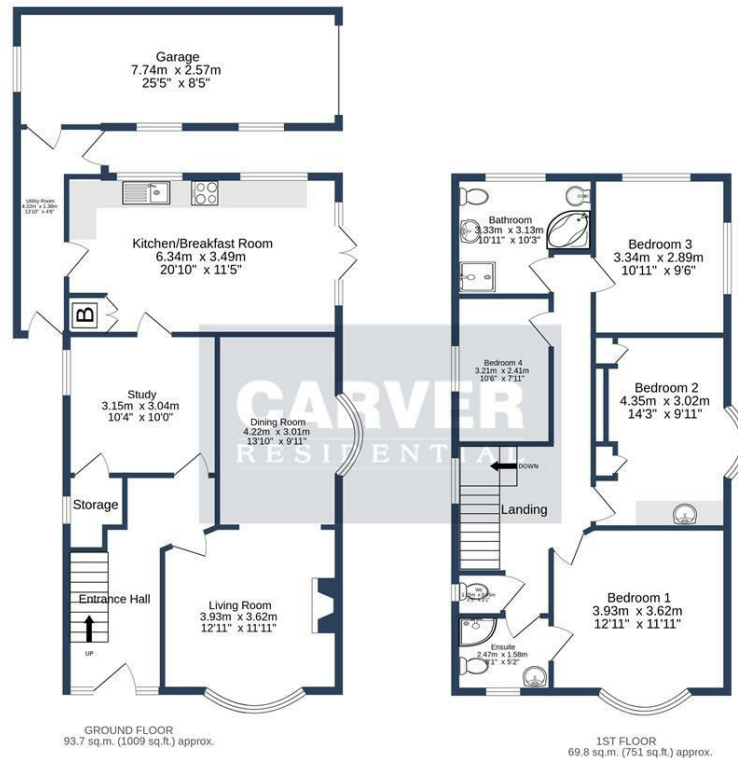
GENERAL INFORMATION:

Tenure: Freehold

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

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



PIERREMONT CRESCENT, DARLINGTON, DL3 9PA.

TOTAL FLOOR AREA: 163.5 sq.m. (1760 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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