



Danesmoor Crescent is located within the heart of the West End, this semi-detached house offers a delightful blend of period features and modern potential. With two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently on the first floor.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply relaxing in a tranquil setting. Additionally, the property includes a drive and garage, providing ample storage or parking space.

This traditional home is within walking distance of excellent schools, making it an ideal choice for families. The potential for extension, subject to planning permissions, allows for the possibility of personalising the space to suit your needs. With vacant possession, you can move in and start enjoying your new home without delay.

Retaining many of its original period features, this property exudes character and charm, making it a unique find in the current market. Buyers please note this home could easily be extended subject to planning permissions.





- NO ONWARD CHAIN
- SUITED TO A VARIETY OF BUYERS
- COULD EASILY BE EXTENDED SUBJECT TO PLANNING PERMISSIONS AND CONSENTS
- LARGE PRIVATE, MATURE, ESTABLISHED REAR GARDEN
- WALKING DISTANCE TO HIGHLY REGARDED SCHOOLS
- POPULAR WEST END LOCATION
- RETAINING PERIOD FEATURES
- TWO GOOD SIZED RECEPTION ROOMS, MASTER WITH WALK-IN CUPBOARD
- DRIVE AND BRICK BUILT GARAGE

GENERAL INFORMATION

Tenure: Freehold

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

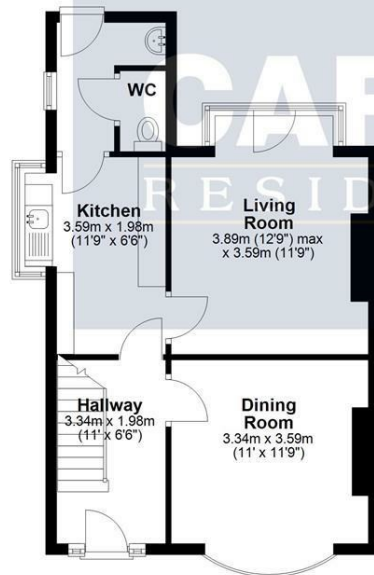
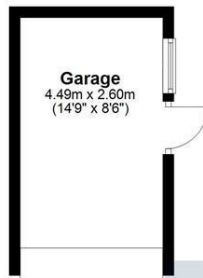
Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

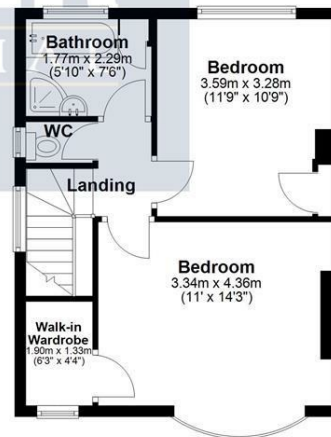
Ground Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)
9 Danesmoor Crescent, DARLINGTON

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
69		83
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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