



**\*\* REDUCED \*\* HIGHLY SOUGHT AFTER LOCATION \*\* CATCHMENT FOR GOOD SCHOOLING \*\*  
DOUBLE STOREY EXTENSION TO REAR \*\* LARGE REAR GARDEN \*\* THREE DOUBLE BEDROOMS \*\***

We anticipate demand to be high for this larger than average three bedroom, two reception room semi-detached property nicely positioned on the Mowden development, which lies within walking distance of well regarded schooling. Cockerton Village and the town centre are within easy reach as is the A1(M) linking the North and South.

The home is in need of some updating which has been reflected within the asking price. Having been significantly extended, it provides spacious, versatile and well appointed accommodation, perfect for the coming and goings of an active family life. There is part double and part single glazing, gas central heating to most rooms and is brought to the market with NO ONWARD CHAIN.

Please Note: Council Tax Band C. EPC Band E. Freehold basis.  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Farndale Crescent, Darlington, DL3 9AP**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £230,000**  
**EPC Rating: E**  
**Council Tax Band: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Farndale Crescent, Darlington, DL3 9AP



Viewings come strongly recommended at your earliest opportunity to appreciate what this home has to offer both inside and out, which would certainly suit the needs of a growing family.

## GROUND FLOOR

Light and airy hallway giving a good first impression. Formerly the under stairs cupboard now houses a ground floor w.c. Dining room to the front with bay window flooding the room with natural light and doors leading to the sizeable, extended lounge/family room which is a light filled room, perfect to entertain family and friends. It enjoys a high ceiling, serving hatch and access to the garden. Fitted kitchen providing a range of units with laminate work surfaces incorporating a sink unit with mixer tap, cooker point and gas boiler.

## FIRST FLOOR

Window to the side elevation allowing natural light and hatch with fitted ladder allowing loft access which features a Velux window. Three spacious, double bedrooms which will suit many buyers looking for a long-term family home. Master bedroom to the rear overlooking the garden including fitted wardrobes and a dressing area. Second bedroom to the front and extended third bedroom with a family bathroom completing the internal accommodation.

## EXTERNALLY

The home enjoys a sizable plot featuring a manageable mature, front garden with driveway allowing off street parking for one vehicle. Left-hand side access to the rear featuring a garage for secure storage with extended workshop. Fabulous large rear garden which has great potential and is an excellent place to relax and unwind during those warmer months. It is laid to lawn, has a greenhouse, mature borders and a paved patio area.

## HALLWAY

## GROUND FLOOR W.C.

## DINING ROOM

12'1" x 9'10" (3.69 x 3.01)

To the front

## LOUNGE

19'3" x 12'1" (5.89 x 3.69)

## KITCHEN

16'2" x 6'9" (4.94 x 2.08)

## FIRST FLOOR LANDING

## BEDROOM ONE/DRESSING AREA

18'4" x 9'10" (5.60 x 3.02)

To rear

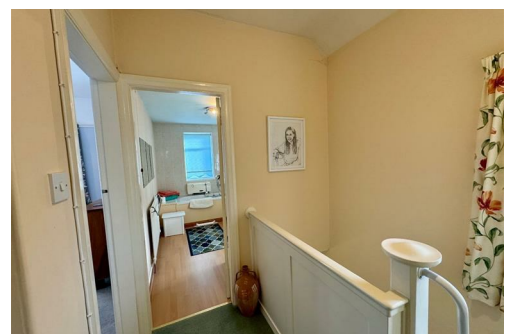
## BEDROOM TWO

12'7" x 10'10" (3.84 x 3.32)

To front

## BEDROOM THREE

14'5" x 8'1" (4.4 x 2.48)



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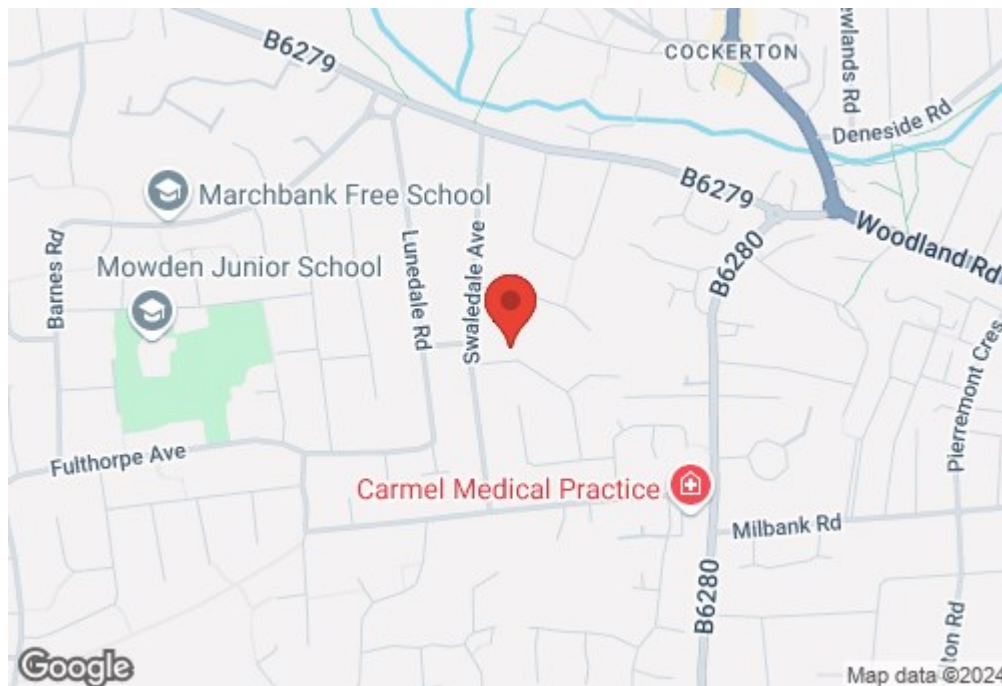
BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

GARAGE

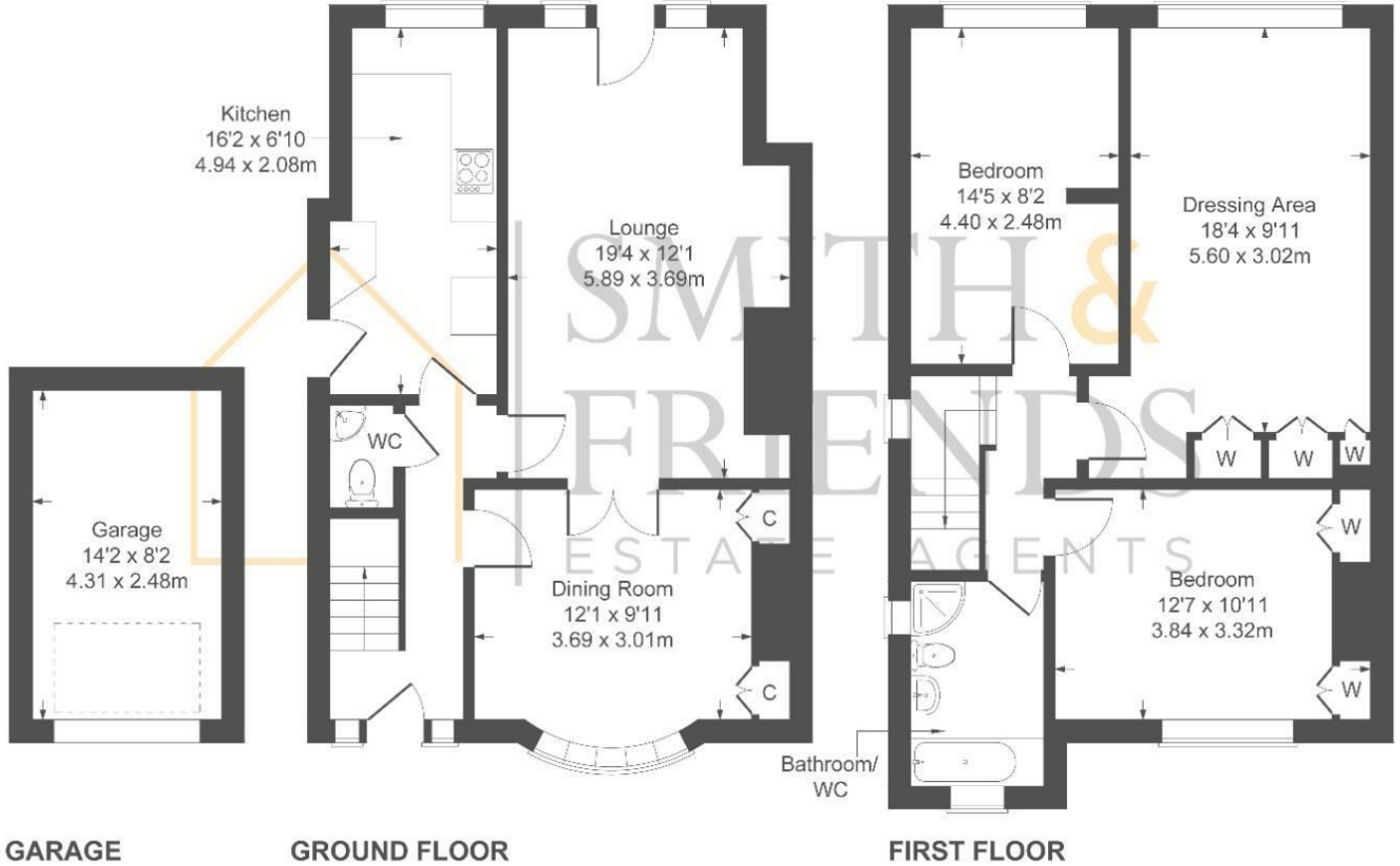
8'1" x 14'1" (2.48 x 4.31)





## Farndale Crescent

Approximate Gross Internal Area  
1292 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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