

**\*\* SPACIOUS FAMILY HOME \*\* \*\* BI-FOLD DOORS \*\* \*\* ELECTRIC CHARGING POINT \*\*  
\*\* NO ONWARD CHAIN \*\***

Smith & Friends are delighted to bring this well presented family home to the market. Situated in the Branksome/West Park area of Darlington, the property which benefits from having full uPVC double glazing and gas central heating. It also features a converted garage which makes an ideal office space, ideal for those working from home.

The property lies close to local amenities including, shops, supermarket, schools and pub. Good transport links to the A1(M), A66 and train station are all within easy reach.

In our opinion, this home will suit a variety of purchasers including a large or growing family and must be viewed to be fully appreciated. Early viewing is recommended.

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

**Minors Crescent, Darlington, DL3 0DN**

**4 Bed - House - Link Detached**

**Offers Over £200,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Minors Crescent, Darlington, DL3 0DN



## GROUND FLOOR

An airy entrance hall leads to a spacious light and bright lounge and accesses the generously sized kitchen/diner. Featuring a range of wall and base units with contrasting worktops, the kitchen also benefits from a range of integrated appliances including electric oven, gas hob, extractor, fridge freezer, microwave, dishwasher and wine cooler. Additionally there is a good sized under stairs storage cupboard. The dining area has ample space for a large dining table and features bi-fold doors to the garden, making an ideal space to entertain. A utility room again comprises of wall and base units, stainless steel sink and plumbing for a washing machine and access to the cloakroom with low level w.c. and wash hand basin.



## FIRST FLOOR

A light and airy landing area benefitting from loft access and cupboard housing the hot water cylinder leads to four good sized bedrooms, en-suite and family bathroom. Featuring fitted wardrobes, the master bedroom benefits from having a well appointed en-suite comprising of a shower cubicle, wash hand basin and low level w.c. There are two further double bedrooms and a single. The family bathroom comprises of a bath, wash hand basin and low level w.c.



## EXTERNALLY

To the front of the property the garden is laid to lawn and features borders with a range of plants and shrubs. The converted garage which has been utilised as an home office by the current owners is accessed via French doors. The enclosed well established rear garden benefits from not being directly overlooked features a selection of plants and shrubs, storage shed and patio area making it a great space to enjoy in the warmer months.



## ENTRANCE HALL

### LOUNGE

10'1" x 13'5" (3.09m x 4.10m)

### KITCHEN

17'0" x 9'6" (5.19m x 2.92m)

### UTILITY ROOM

5'1" x 6'5" (1.55m x 1.98m)

### GROUND FLOOR W.C.

5'1" x 2'8" (1.56m x 0.82m)

## FIRST FLOOR LANDING

### BEDROOM

13'8" x 9'8" (4.19m x 2.97m)

### EN-SUITE

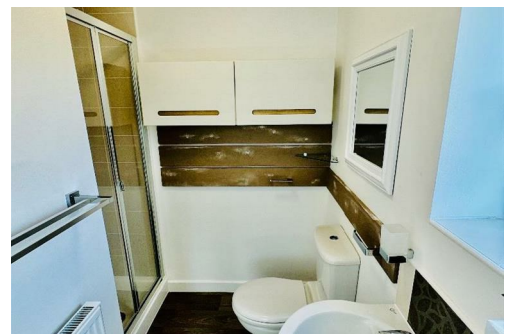
6'9" x 6'0" (2.07m x 1.84m)

### BEDROOM

8'6" x 12'0" (2.60m x 3.66m)

### BEDROOM

10'2" x 7'3" (3.10m x 2.21m)



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## BEDROOM

6'1" x 11'4" (1.86m x 3.46m)

## BATHROOM/W.C.

5'8" x 7'8" (1.74m x 2.36m)

## CONVERTED GARAGE

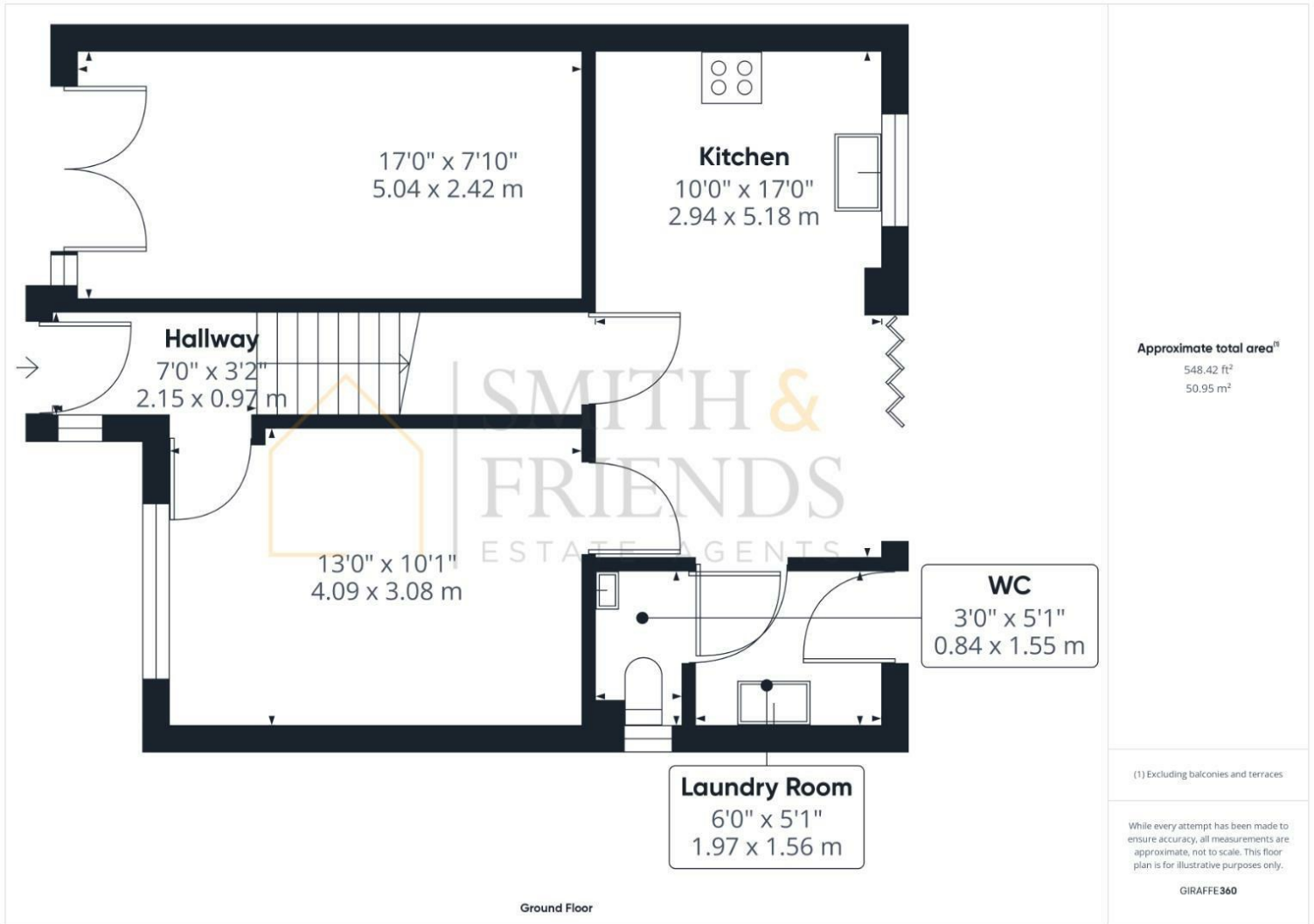
7'11" x 16'8" (2.42m x 5.09m)

## FRONT EXTERNAL

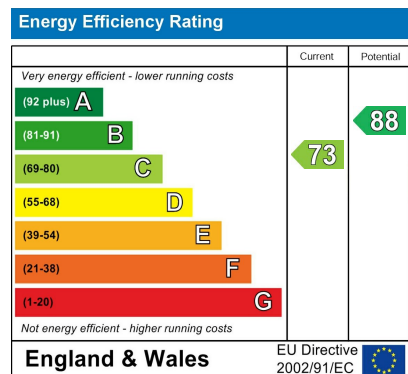
## REAR GARDEN



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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.



7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

