



Smith and Friends are pleased to offer for sale this delightful semi detached Georgian Coach House built around 1830 with many original period features and lots of character including some parquet flooring, Ventrola refurbished original windows, spindal staircase and feature fireplaces.

Currently being used as a successful HMO the property was previously a large family home with three bedrooms, three reception rooms and two and a half bathrooms including a first floor bathroom/w.c., ground floor shower room, w.c. and separate first floor w.c.

A particular feature is the large extended kitchen with refitted floor and wall units, worktops and breakfast bar and integrated appliances. Other improvements include a recent rewire with 5 year check certification and a recent new boiler and heating system.

Council tax band - D Freehold basis. EPC Band D
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

West Crescent, Darlington, DL3 7PR
3 Bed - House - Semi-Detached
Open To Offers £250,000
EPC Rating: D
Council Tax Band: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

West Crescent, Darlington, DL3 7PR



In a popular residential area within walking distance of Darlington town centre, Memorial hospital, Cockerton village and good transport links to the A1(M). We recommend an internal viewing to fully appreciate what this home has to offer.

The accommodation briefly comprises: Entrance Hallway, Lounge, Sitting Room, Dining Room, Kitchen/ Breakfast Room, Shower Room/ wc, Galleried Landing, three Bedrooms, Bathroom/ wc with shower cubicle and seperate Wc.

Externally there is a front forecourt with off street parking facilities for two vehicles. Enclosed yard to the rear with brick garage.

An internal inspection is highly recommended to appreciate the property fully appreciate the accommodation on offer.

GROUND FLOOR

Entrance Hallway

Lounge

14'2 into bay x 13'10 into alcoves (4.32m into bay x 4.22m into alcoves)

Sitting Room

14'10 into alcoves x 13'4 into bay (4.52m into alcoves x 4.06m into bay)

Dining Room

14'4 x 8'8 (4.37m x 2.64m)

Kitchen/ Breakfast Room

16'0 x 9'0 increasing to 13'6 (4.88m x 2.74m increasing to 4.11m)

Shower Room/ wc

8'6 x 3'10 (2.59m x 1.17m)

FIRST FLOOR

Galleried Landing

Bedroom 1

14'10 x 10'2 (4.52m x 3.10m)

Bedroom 2

10'6 x 9'0 (3.20m x 2.74m)

Bedroom 3

14'0 x 7'4 (4.27m x 2.24m)

Bathroom/ wc

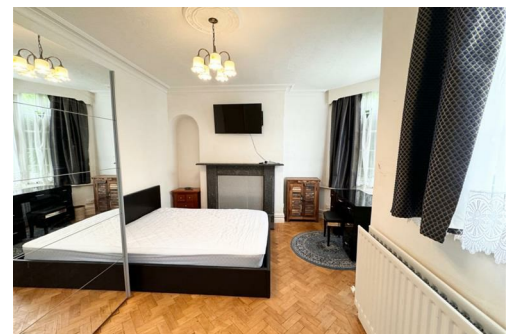
11'10 x 8'0 maximum (3.61m x 2.44m maximum)

Separate Wc

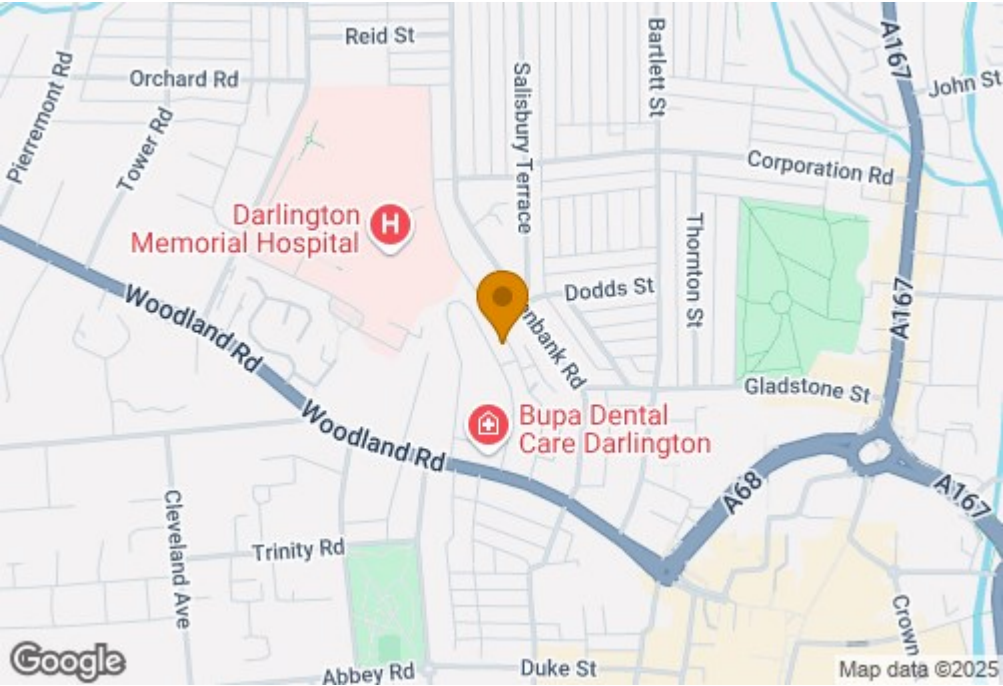
OUTSIDE

Garage

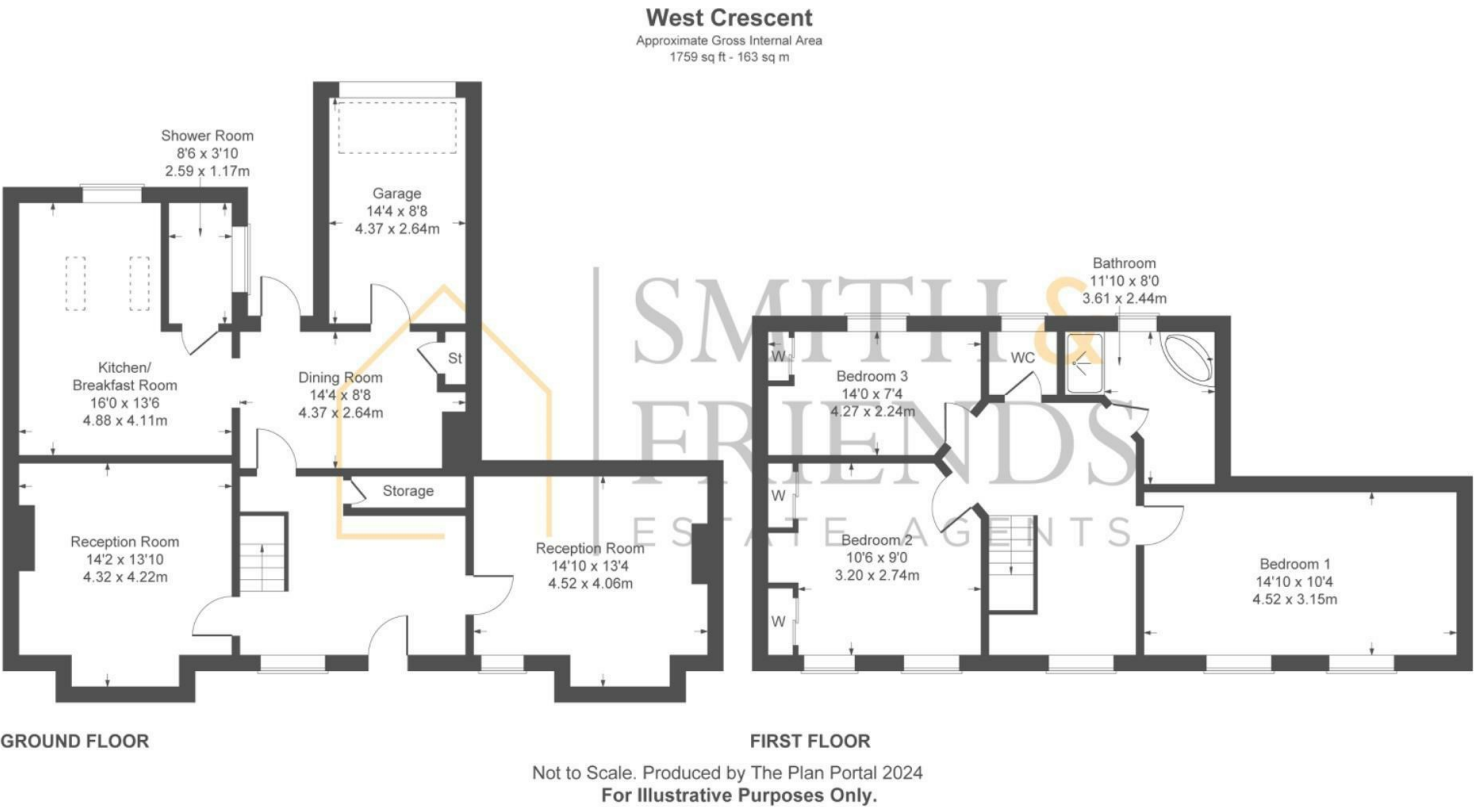
14'4 x 8'8 (4.37m x 2.64m)




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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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