



## **23 ARCHDEACON CRESCENT, DARLINGTON, DL3 0BH**

### **Offers In The Region Of £140,000**

We have pleasure in offering for sale this is a well presented semi-detached house occupying a generous plot with a good size rear garden and a driveway for off street parking ideally suiting a first time buyer or the property investor looking to expand their portfolio.

There are a very good range of local shops and amenities available in Cockerton which lies just a mile from Darlington Town Centre where there are a more comprehensive range of shopping and recreational facilities and amenities available.



TENURE: FREEHOLD  
COUNCIL TAX :

**RECEPTION HALLWAY**

A UPVC entrance door opens into the reception hallway which has the staircase leading to the first floor and access to the Lounge.

**LOUNGE**

**14'9 x 13'08 (4.50m x 4.17m)**

A spacious reception room having a feature fireplace and practical laminate flooring. There is a UPVC window to the front aspect and access into the dining room.

**DINING ROOM**

**11'00 x 9'01 (3.35m x 2.77m)**

Easily accommodating a large family dining table. There is a UPVC window to the rear and access to the kitchen.

**KITCHEN**

**9'7 x 8'3 (2.92m x 2.51m)**

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. There is a UPVC window and door leading to the rear garden.

**FIRST FLOOR LANDING**

Leading to all three bedrooms and bathroom/wc.

**BEDROOM ONE**

**13'8 x 9'11 (4.17m x 3.02m)**

A spacious master bedroom having a UPVC window to the front aspect.

**BEDROOM TWO**

**11'06 x 9'02 (3.51m x 2.79m)**

Again, a generous double bedroom, this time having a UPVC window to the rear.

**BEDROOM THREE**

**10'06 x 7'8 (3.20m x 2.34m)**

A sizeable single room with a UPVC window to the front.

**BATHROOM/WC**

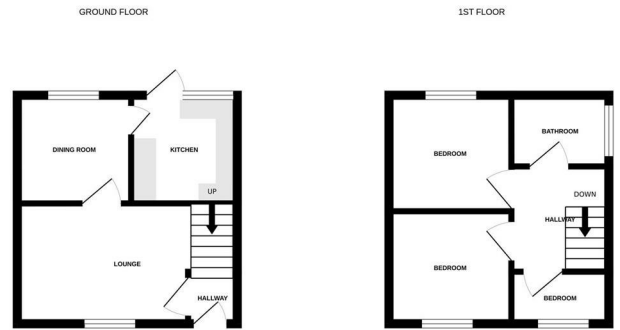
**8'4 x 5'8 (2.54m x 1.73m)**

Fitted with a white suite to include a panelled bath with low level WC and pedestal hand basin with a UPVC window to the side.

**EXTERNALLY**

The front garden is mainly laid to lawn with timber fence . There is a paved driveway to allow for off-street parking.

The rear garden , again mainly laid to lawn , this time having a paved patio seating area and two sheds for storage.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their quantity or efficiency can be given. Made with Surveyor 12/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

