



Ann Cordey
ESTATE AGENTS

45 West Crescent, Darlington, DL3 7PS
Offers In The Region Of £229,950



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Welcome to this charming semi-detached house located in the sought-after West Crescent of Darlington. This property boasts three reception rooms, perfect for relaxing with your family, and four generously sized bedrooms, where everyone can enjoy their own private sanctuary, or provide a space to give a dedicated working from home office.

Situated in the popular west end location, this property offers not only a comfortable living space but also the convenience of being close to local amenities and schools.

The property has been in the same family for over 60 years and has been well maintained, however there is potential to improve this house so that you can put your own stamp on it and create the home of your dreams.

There is parking space for up to three vehicles, which will be appreciated in this central location.

Don't miss out on the opportunity to own a home with such great potential and in a desirable location.

Book a viewing today and envision the possibilities that this property holds for you and your family.

ENTRANCE HALLWAY

The entrance door opens into the large entrance hallway which has access to the Breakfast Room/Kitchen, Lounge and Sitting Room. The staircase leading to the first floor is situated here.

LOUNGE

14'02 x 13'00 (4.32m x 3.96m)

A spacious reception room having a UPVC bay window to the front aspect and a feature fireplace to add a focal point to the room.

SITTING ROOM

12'01 x 11'02 (3.68m x 3.40m)

A further well sized comfortable living space, also having a UPVC window overlooking the front aspect.

BREAKFAST ROOM

14'04 x 12'05 (4.37m x 3.78m)

Well sized room which will easily accommodate a family sized dining table. UPVC window overlooking the rear garden. Doorway leading to the kitchen.

KITCHEN

10'00 x 8'00 (3.05m x 2.44m)

Fitted with an ample range of cream wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. There is plumbing for an automatic washing machine, and a small pantry which provides useful storage space. There is a UPVC window overlooking the rear garden and a door leading out.

FIRST FLOOR LANDING

Leading to all four bedrooms , bathroom and separate WC.

BEDROOM ONE

14'02 x 12'11 (4.32m x 3.94m)

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



BEDROOM TWO

13'11 x 11'03 (4.24m x 3.43m)

A further double bedroom also having a UPVC window overlooking the front aspect.

BEDROOM THREE

12'01 x 10'06 (3.68m x 3.20m)

A spacious double bedroom having a UPVC window overlooking the rear.

BEDROOM FOUR

9'4 x 7'04 (2.84m x 2.24m)

A sizeable single room having a UPVC window overlooking the side.

BATHROOM

Fitted with a white suite to include a panelled bath and pedestal hand basin having a UPVC window to the rear.

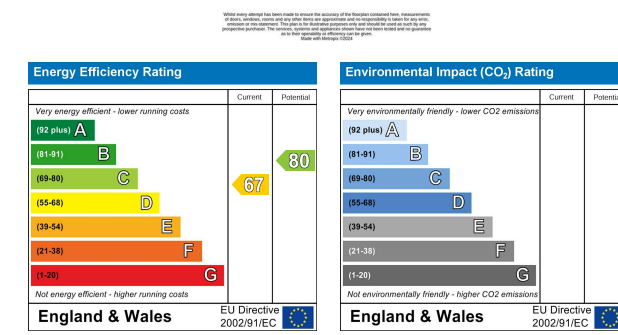
WC

Fitted with a white WC with window to the rear.

EXTERNALLY

The front of the property is enclosed by a small brick built wall with double wrought iron gates leading to a driveway to allow for off-street parking which sits just in front of the single garage with Up and over door.

The rear garden has been designed for ease of maintenance being paved.



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

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13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



