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VENTURE  
PLATINUM

West Crescent | Darlington  
Offers In The Region Of £215,000



This unique spacious three bedroom detached bungalow is offered to the market within easy reach of the Town Centre, Darlington Memorial Hospital and bus routes out of town and situated just off Woodland Road. Early viewing essential!!

The property has undergone a series of updating to include a refitted kitchen and utility room and a newly fitted shower room together with a replaced gas central heating boiler and insulation throughout. The bungalow offers well planned, versatile accommodation and viewing comes highly recommended.

In brief the property comprises : Entrance Hallway with Storage, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Two Bedrooms and a further Bedroom currently being used as a Snug, Shower room, Garage and Courtyard.

Must be seen to be appreciated

#### Entrance Hallway

With a Upvc door to the side leading into a spacious hallway with storage cupboard, laminate flooring.

#### Lounge/Dining Room 5.44m x 3.89m (17'10 x 12'9)

With a Upvc double glazed bay window to the front, feature solid oak fireplace with an electric fire and radiator.

#### Kitchen/Breakfast Room 4.24m x 3.58m (13'11 x 11'9)

Fitted with a range of grey wall, base and drawer units with contrasting work surfaces and one and a half composite sink unit with mixer taps, integrated hob and oven and counter fridge, laminate flooring and radiator. Space for table and chairs

#### Utility Room 3.38m x 3.23m (11'1 x 10'7)

A spacious utility room with grey wall and base units with contrasting work surfaces and stainless steel sink unit, breakfast bar with plumbing for both washing machine and dishwasher. Wall mounted boiler and access to the enclosed rear courtyard.

#### Bedroom One 4.50m x 2.51m (14'9 x 8'3)

With a Upvc double glazed window to the front and radiator.

#### Bedroom Two 3.35m x 3.28m (11'0 x 10'9)

With a Upvc double glazed window to the rear and radiator.

#### Snug/Bedroom 4.27m x 3.89m (14' x 12'9)

With a Upvc double glazed window to the front and radiator, original fitted cupboards.

#### Shower Room

With a Upvc double glazed window to the rear. Fitted with a walk in shower, low level w.c. and wash hand basin within vanity unit, wet room flooring and radiator.

#### Externally

There is a pattern imprint driveway for off street parking to the front via wrought iron gates and the rear courtyard is enclosed with access to the utility and garage and rear services lane.





Garage/Workshop 4.79 x 3.47 (15'8" x 11'4")  
With timber doors, power and light





#### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Council Tax Band

Band D

Tenure

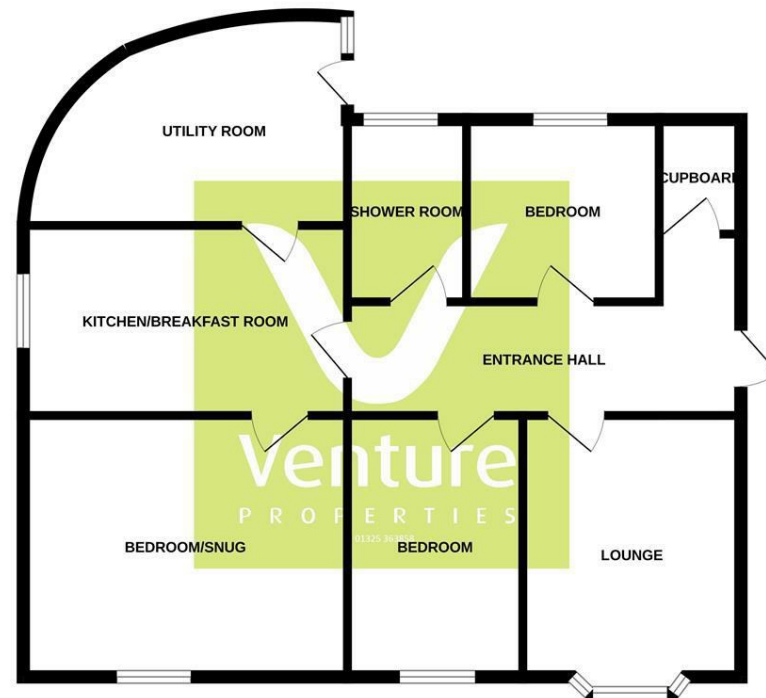
This Property is Freehold





# 20 West Crescent | Darlington

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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