



VENTURE  
PLATINUM

West Crescent | Darlington  
Offers Over £280,000



Number 55 West Cottage is a mews cottage which formed parts of the servants quarters for the historical West Lodge mansion built by the Backhouse Family. The home offers generous living space and benefits from a replaced roof, gas central heating and Upvc double glazing, the property does require some updating but would prove to be a perfect family home for a variety of purchasers.

West Crescent is situated within a short stroll to the Town Centre and Cockerton Village together with bus routes in and around Darlington and many other local amenities.

There are three reception rooms and three double bedrooms and externally there is a lawned garden to the front and an enclosed courtyard to the rear with access into the garage.

#### Entrance Hall

Wooden entrance door fitted with laminate flooring, radiator and upvc double glazed window to side.

#### Lounge 4.57m 2.13m x 5.79m 0.00m (15' 07 x 19' 00)

Two upvc double glazed windows to front, fitted with laminate flooring, coving to ceiling and fireplace with gas fire.

#### Kitchen/Diner 5.18m 1.83m x 3.05m 2.44m (17' 06 x 10' 08)

Upvc door to front and double doors to rear Courtyard. Fitted with wall, base and drawer units and composite sink with mixer tap. There is space for a range cooker, washing machine and fridge freezer.

#### Courtyard

Mainly laid with artificial grass and access to garage.

#### Inner Hall

Upvc double glazed window to side.

#### Dining Room 3.96m 2.74m x 5.18m 2.44m (13' 09 x 17' 08)

Two upvc double glazed windows to rear and brick fireplace.

#### Shower Room

Upvc double glazed window to side, wet room with extractor fan, low level w/c, wash hand basin and radiator.

#### Study 3.35m 2.74m x 3.96m 0.30m (11' 09 x 13' 01)

Double wooden doors.

#### Lead to Staircase

Storage.

#### Bedroom One 5.18m 1.52m x 4.57m 3.35m (17' 05 x 15' 11)

Two upvc double glazed windows to front, fitted wardrobes and radiator.

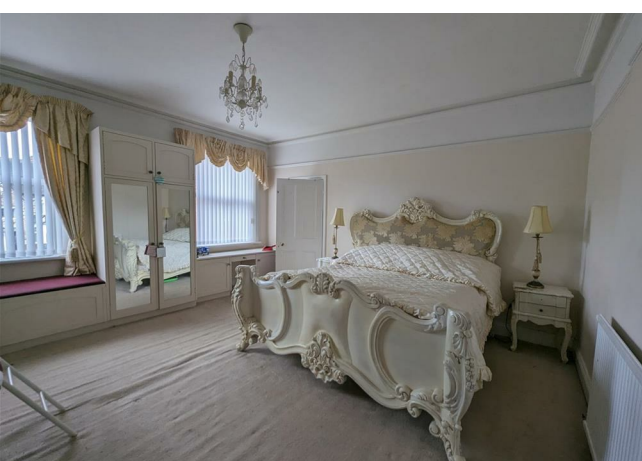
#### Dressing Room

Fitted with laminate flooring, storage and radiator.

#### Bedroom Two 3.96m 3.05m x 3.96m 0.00m (13' 10 x 13' 00)

Upvc double glazed window to rear, there are fitted wardrobes and dressing table. Laminate flooring and radiator.





Bedroom Three 3.96m 0.91m x 2.74m 3.05m (13' 03 x 9' 10)

Upvc double glazed window to rear, fitted wardrobes and dressing table. Fitted with laminate flooring and radiator.

Separate W/C

Upvc double glazed window to side, low level w/c and storage.





**Bathroom**

Upvc double glazed window to front. Fitted with corner spa bath and mixer, with wash hand basin in vanity.

**Externally**

**Council Tax  
Band**

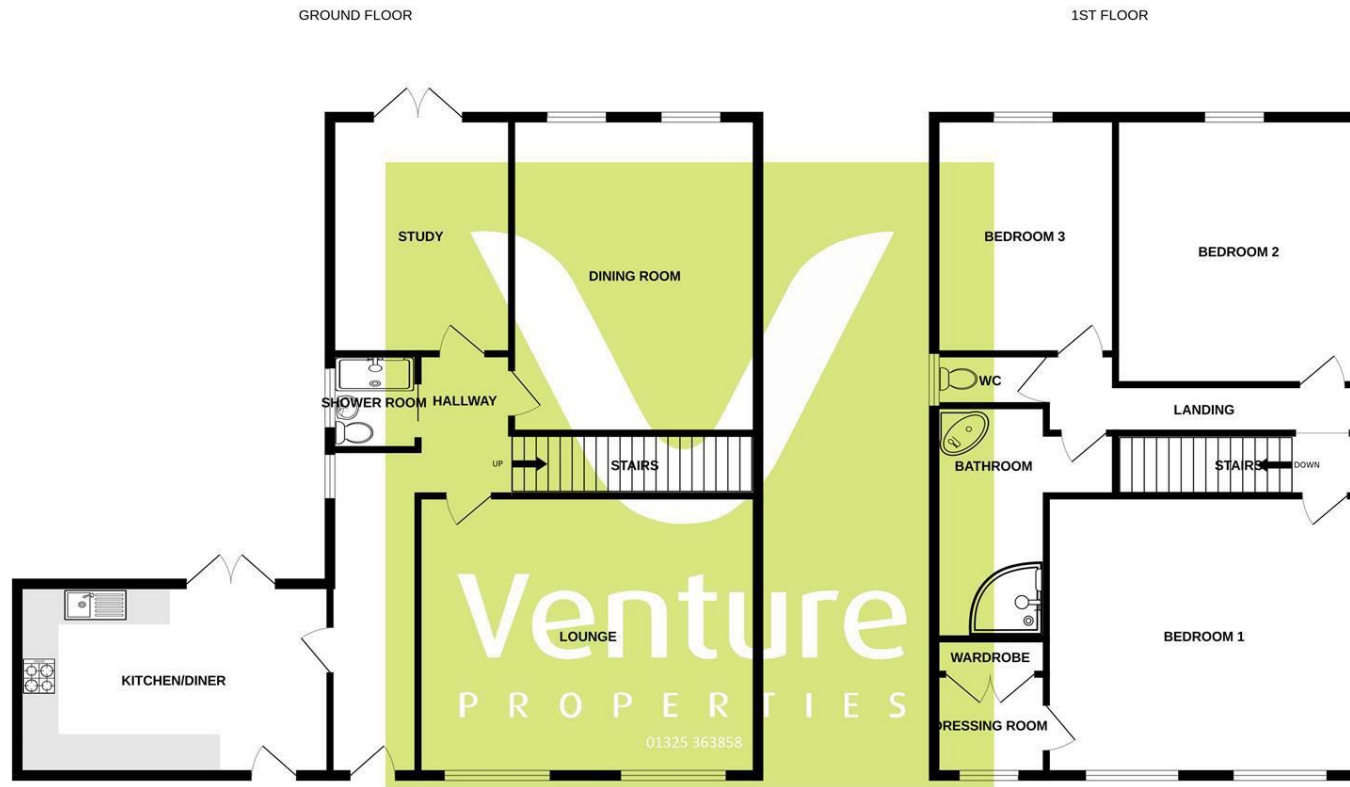
**Tenure**

**Note**





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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 error, 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.

45 Duke Street, Darlington, County Durham,  
DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)