



West Crescent

Darlington DL3 7PR

Offers Over £300,000





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West Crescent

Darlington DL3 7PR



- Four Bedroom Mature Property
- Garage and Gardens

- Town Centre Location
- EPC Rating tbc

- Well Presented Throughout
- Council Tax Band D

Welcome to this beautifully presented semi-detached house located in the sought-after West Crescent, Darlington conveniently situated close to the town centre and nearby Cockerton Village, this property offers easy access to all amenities, including shops, schools, and restaurants. This property boasts spacious rooms, making it perfect for families looking for a comfortable living space. With four bedrooms and three reception rooms, there is plenty of room for everyone to enjoy.

The well-maintained gardens provide a lovely outdoor space for relaxation or entertaining guests. Imagine enjoying a cup of tea in the peaceful surroundings of your own garden. There is also a garage and well maintained gardens together with off street parking.

With off street parking available for one vehicle, you won't have to worry about finding a spot after a long day out. This feature adds to the convenience and practicality of this lovely home.

Don't miss out on the opportunity to make this house your own. Embrace the warmth and comfort it offers, and create lasting memories with your loved ones in this ideal family home.

Entrance Hall

With composite door, parquet flooring and stairs to first floor landing.

Lounge

14' 05 x 15'06 (4.27m x 4.72m)

Upvc double glazed bay window to front. Fireplace with electric fire, deep coving to ceiling and radiator.

Ground Floor Cloaks

With a low level w.c and wash hand basin, window to the front.

Kitchen

9'01 x 15'07 (2.77m x 4.75m)

Upvc double glazed window to rear, fitted with cream gloss wall, base and drawer units. Five ring gas hob with integrated Hotpoint double oven, one and a half porcelain sink. There is also space for an American style fridge freezer.

Snug/Study

10'01 x 12'02 (3.07m x 3.71m)

Upvc double glazed window to rear, laminate flooring and radiator.

Dining Room

11'04 x 18'05 (3.45m x 5.61m)

Upvc double glazed window to front, recess into chimney breast, laminate flooring and radiator.

Utility

There is a concealed boiler and space for a tumble dryer and fridge freezer.

First Floor Landing

Staircase and landing with Upvc double glazed window to front.

Bedroom One

14'05 x (4.39m x)

Two double glazed windows to front, fitted wardrobes and radiator in this double sized room.

Bedroom Two

13'04 x 12'03 (4.06m x 3.73m)

Upvc double glazed bay window to rear, fitted sliding door wardrobes and radiator in this double sized room.

Bedroom Three

11'03 x 10'09 (3.43m x 3.28m)

Upvc double glazed window to rear, fitted wardrobes and radiator in this double sized room.

Bedroom Four

11'03 x 11'05 (3.43m x 3.48m)

Upvc double glazed window to front and radiator. Fitted wardrobes

Family Bathroom

Upvc double glazed window to rear, fitted with a panelled bath, shower cubicle waterfall shower and spray. W.c and wash hand basin in vanity, part tiled walls and vinyl flooring.

Externally

There is a block paved driveway to the front with off street parking.

The rear garden is mainly laid to lawn with patio area, borders, workshop/garage and shed. The drive behind the gate has two garden stores which could be removed to allow access to the garage.

Council Tax

Band D

Tenure

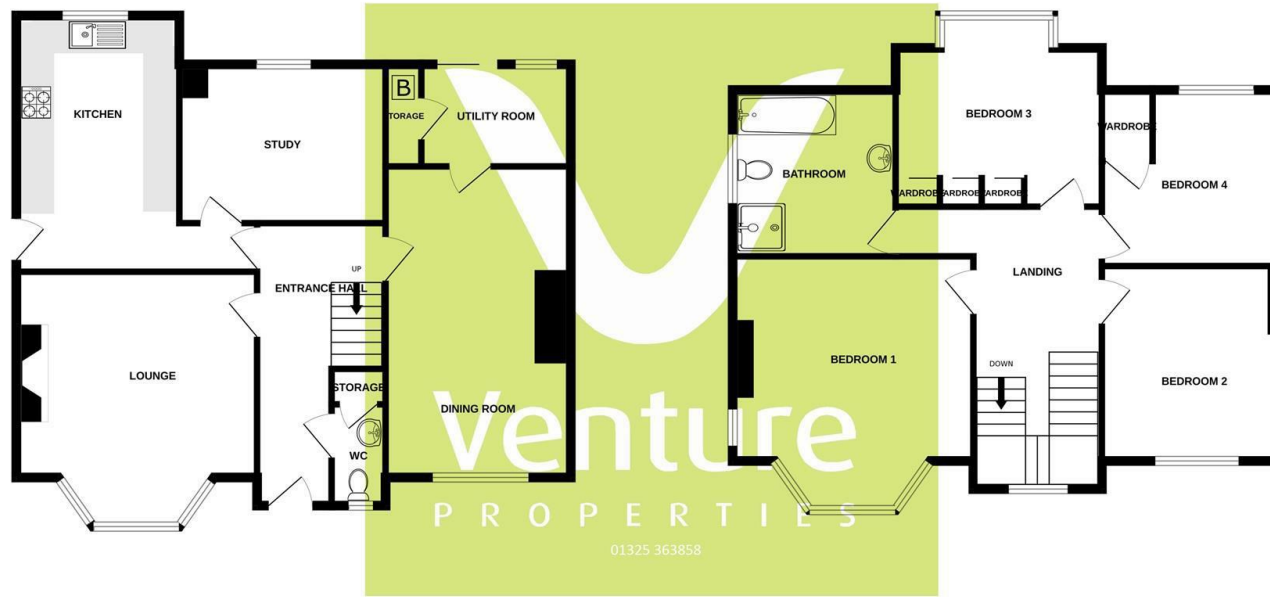
Freehold

Note

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GROUND FLOOR

1ST 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 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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