



77 STAINDROP CRESCENT, DARLINGTON, DL3 9AQ

Offers In The Region Of £229,950

Situated in the highly desirable West End and within walking distance of well-regarded schools, this impressive home offers spacious and versatile living accommodation.

Internally, the property comprises an entrance hallway with a useful understairs storage cupboard. The well-appointed Lounge and Dining Room's allow for two spacious reception rooms. The kitchen is fitted with a range of units and integrated appliances, including a Fridge/freezer Oven and Hob.

To the first floor are three generously sized bedrooms, there is a further shower room and separate W/C.



LOUNGE
14'09 x 11'11 (4.50m x 3.63m)

DINING ROOM
15'5 x 12'05 (4.70m x 3.78m)

KITCHEN
13'5 x 7'08 (4.09m x 2.34m)

BEDROOM ONE
13'00 x 9'08 (3.96m x 2.95m)

BEDROOM TWO
11'09 x 10'11 (3.58m x 3.33m)

BEDROOM THREE
9'01 x 7'11 (2.77m x 2.41m)

GARAGE
18'04 x 8'8 (5.59m x 2.64m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales		EU Directive 2002/91/EC

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any discrepancy between the floorplan and the actual property. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.
Made with Blueprints 12/2023

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.

