



## 86 MALVERN CRESCENT, DARLINGTON, DL3 9UN

### Offers In The Region Of £87,000

We have pleasure in offering for sale this TWO BEDROOMED END TERRACED PROPERTY located on the Branksome development. It lies within walking distance of all shops and amenities to be found at Cockerton village and good transport links to the A1(M) linking the North and South.

The accommodation comprises of porch, hall, lounge, dining room, kitchen, first floor, two bedrooms, Bathroom and separate w,c. Outside gardens front and rear.

**\*\* SOLD WITH SITTING TENANT paying £650 per month \*\***



**ENTRANCE PORCH**

The UPVC entrance door opens into the porch which in turn opens into the dining room.

**LOUNGE**

**13'1" x 10'0" (3.99m x 3.05m)**

A welcoming reception room, having a UPVC window to the front and carpet.

**DINING ROOM**

**10'0" x 7'8" (3.05m x 2.34m)**

Having a UPVC window to the front, with the practical laminate flooring, the room is a generous size and can easily accommodate a family dining table.

**KITCHEN**

**12'7" x 8'7" (3.84m x 2.62m)**

Fitted with an ample range of wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. There is a UPVC window to the rear aspect and access to the rear hallway.

**REAR HALLWAY**

Having a door leading to the rear garden and the staircase leading to the first floor with handy under the stairs storage cupboard.

**FIRST FLOOR**

Leading to both bedrooms, bathroom and separate WC. There is a useful storage cupboard.

**BEDROOM ONE**

**14'0" x 10'7" (4.27m x 3.23m)**

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

**BEDROOM TWO**

**11'1" x 9'4" (3.38m x 2.84m)**

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

**BATHROOM**

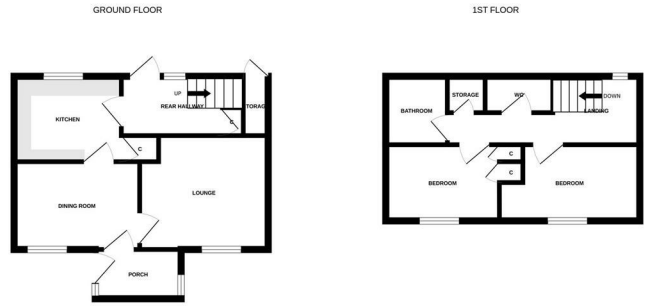
Fitted with a white suite to include a panelled bath with over the bath shower. There is a pedestal hand basin and a UPVC window to the rear.

**SEPARATE WC**

Fitted with a low level WC and window to the rear.

**EXTERNALLY**

There is garden to the front enclosed by fencing. To the rear the garden is mainly laid to lawn with patio seating area.



Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The surveyor, architect and appraiser shall have no liability or responsibility to any person as to their accuracy or reliability with the ground. Made with Metaplan 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

