



CARVERS

SALES & LETTINGS

Pierremont Crescent

Darlington, DL3 9PA

Price £360,000

House - Townhouse



Situated within the highly regarded West End of Darlington, this impressive, well proportioned four/five-bedroom Victorian townhouse on Pierremont Crescent offers spacious and versatile accommodation arranged over four floors, ideal for modern family living.

The property is well presented throughout with an abundance of beautiful original features providing an exceptional blend of period charm and elegant detailing. A lovely hallway leads to a lounge with bay window and feature fireplace, a separate dining room also with a fireplace, and a fabulous kitchen/breakfast room. There is a good size converted basement currently used as a sitting room/office which could easily be used as a further bedroom,

To the first floor there are two double bedrooms with the master bedroom a particularly good size, and a beautifully appointed bathroom/w.c. with a freestanding roll-top bath and a large walk in shower. There is also a separate w.c. To the second floor there are two further bedrooms with eaves storage. Externally there is a large yard to the rear with outhouses and there is a forecourt garden to the front.

The property is situated within walking distance of local schools and shops with Darlington Town Centre less than a mile away.



- Fabulous substantial town house
- Beautiful original period features throughout
- Walking distance to schools parks and shops
- Accommodation spread across four floors
- Flexible spacious family home
- Located in Darlington's West End

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

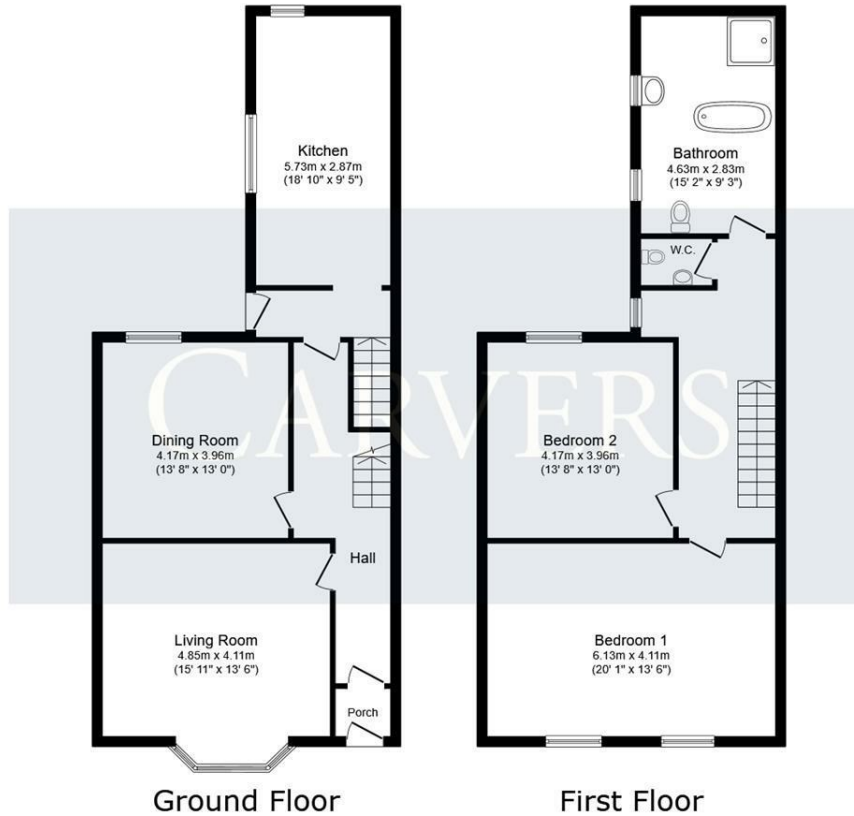
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
2077.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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