Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

5 CAEDMON CRESCENT, DARLINGTON, DL3 8LF

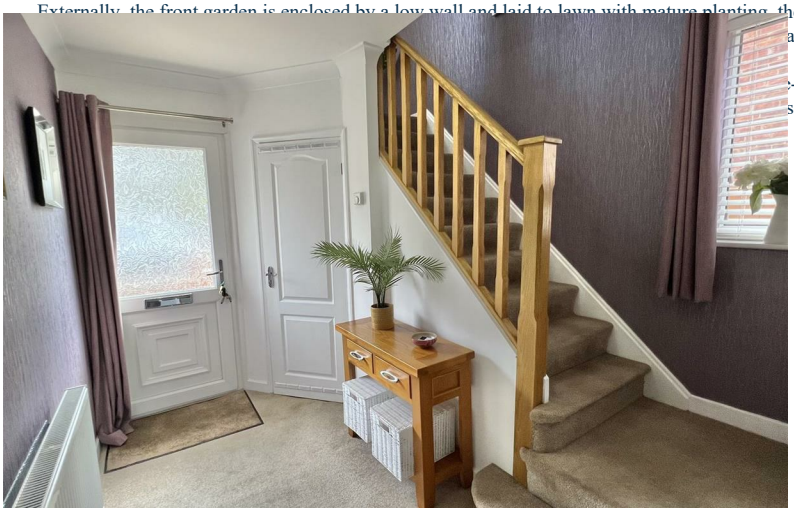
Offers In The Region Of £275,000

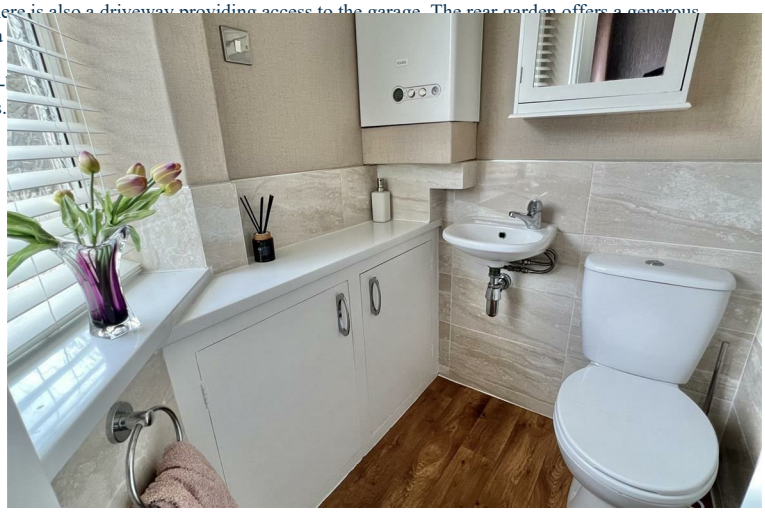
Situated in a sought-after West End location, within easy reach of highly regarded local schools, we are delighted to present for sale this beautifully maintained three-bedroom semi-detached home.

Benefiting from gas central heating and double glazing, the property offers stylish and well-planned accommodation comprising: an inviting reception hallway with cloaks/WC cupboard and staircase to the first floor; a bright and welcoming lounge featuring a double-glazed bay window to the front; a separate dining room; and a superbly refitted kitchen with a quality range of units and integrated appliances. From the dining room, doors open into a charming conservatory, creating a lovely space to enjoy the garden outlook.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a refurbished family bathroom/WC finished to a high standard.

Externally, the front garden is enclosed by a low wall and laid to lawn with mature planting, there is also a driveway providing access to the garage. The rear garden offers a generous





LOUNGE
12'08 x 11'00 (3.86m x 3.35m)

DINING ROOM
13'2 x 11'00 (4.01m x 3.35m)

KITCHEN
13'4 x 8'7 (4.06m x 2.62m)

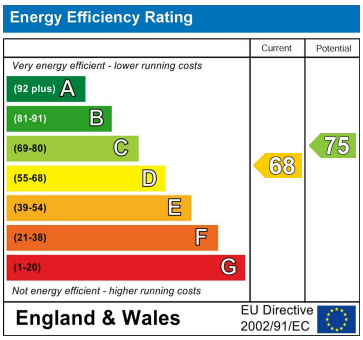
BEDROOM ONE
13'5 x 11'2 (4.09m x 3.40m)

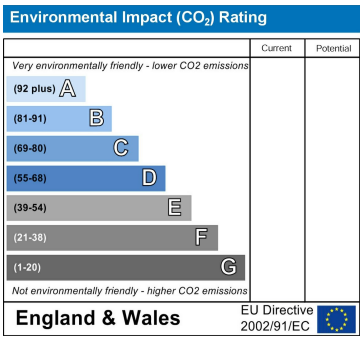
BEDROOM TWO
12'01 x 11'03 (3.68m x 3.43m)

BEDROOM THREE
8'7 x 9'5 (2.62m x 2.87m)

GARAGE
12'10 x 10'08 (3.91m x 3.25m)

UTILTY AT REAR OF GARAGE
8'10 x 10'08 (2.69m x 3.25m)





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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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.

NAEA National Association of Estate Agents
The Property Ombudsman