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Danesmoor Crescent  
Darlington, DL3 8NJ  
**Price £270,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Located in the ever popular West end of Darlington, welcome to the friendly neighbourhood of Danesmoor Crescent. Oozing with 1930's character, this stunning semi-detached house offers a perfect blend of a period home with modern convenience. Spanning an impressive 904 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space to work from home.

Upon entering, the hallway sets the tone, instantly making you feel at home. The spacious formal reception room to the front is warm, inviting and homely with it's multi fuel stove, whilst the open plan kitchen / dining to the rear being the heart of the home and serving as a versatile 2nd living area, perfect for both relaxation and entertaining. The sign on the mantle piece say's "This kitchen is meant for dancing" and you just know it's a much loved space! The layout flows seamlessly, through to the garden /dining room at the rear providing a warm and inviting atmosphere throughout. To the first floor, 3 good size bedrooms and a modern bathroom ensuring comfort and practicality for everyday living.

The exterior of the home is equally appealing, with parking available for multiple vehicles, a valuable asset in this sought-after west end area. The semi-detached design allows for a sense of privacy with a great size garden to the rear, mostly laid to lawn, ready for your personal touch.





- Beautiful Semi-Detached period home
- Formal Lounge, 2nd living area with open plan kitchen
- 3 Good size bedrooms
- Garage to rear
- Amazing West end location, excellent school catchment area
- Large private rear garden
- Garden room to rear
- Family bathroom
- Off street parking

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

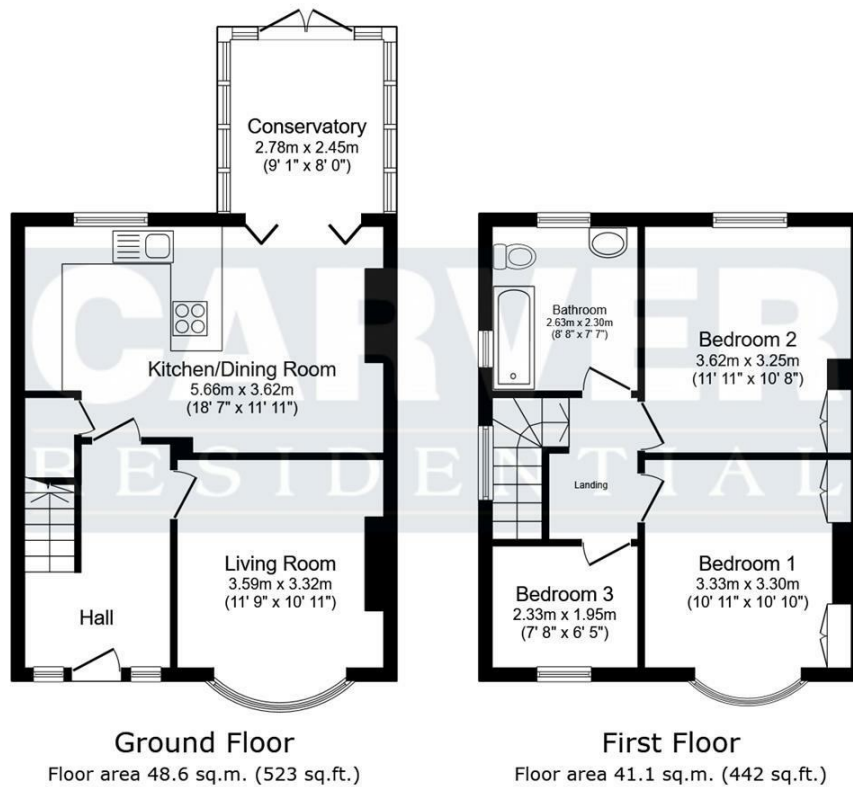
Local Authority: Darlington Borough Council (Tax Banding C)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### 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. conservatory, garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Area from EPC - 947.00 sq ft

Total floor area: 89.7 sq.m. (965 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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