



Ann Cordey
ESTATE AGENTS

12 Westfield Drive, Darlington, DL3 9BB
Offers In The Region Of £269,500



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Nestled in the ever-popular Mowden area of Darlington, this extended three-bedroom link-detached home on Westfield Drive offers spacious and versatile family living. Thoughtfully extended to the rear, the property boasts an impressive kitchen/breakfast room, extended Dining room and further sitting room, complemented by a useful utility room and a convenient ground floor shower room/WC. A welcoming lounge to the front, while an integral garage adds further practicality and storage.

To the first floor, there are three generously sized bedrooms, two of which are comfortable doubles, along with a large family bathroom featuring both a bath and a walk-in shower, offering flexibility and comfort. This well-proportioned home combines space, functionality, and an excellent location, making it an ideal choice for families seeking a property in one of Darlington’s most sought-after areas.

ENTRANCE HALL

LOUNGE
12'6 x 14'6 (3.81m x 4.42m)

DINING ROOM
9'11 x 10'7 (3.02m x 3.23m)

SITTING ROOM
6'2 x 10'08 (1.88m x 3.25m)

KITCHEN/BREAKFAST ROOM
6'2 x 10'06 (1.88m x 3.20m)

UTILITY

SHOWER ROOM
5'7 x 5' (1.70m x 1.52m)

GARAGE
11'11 x 8'11 (3.63m x 2.72m)

BEDROOM ONE
12'3 x 12'1 (3.73m x 3.68m)

BEDROOM TWO
10'11 x 12'1 (3.33m x 3.68m)

BEDROOM THREE
9' x 9'7 (2.74m x 2.92m)

BATHROOM
5'5 x 9'6 (1.65m x 2.90m)





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		
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		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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