



## Caedmon Crescent

Darlington DL3 8LF

£250,000





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# Caedmon Crescent

## Darlington DL3 8LF



- Three Bedroom Semi-Detached Property
- Sought After West End Location
- Epc Rating C

- Spacious Driveway
- Excellent Travel & Transport Links
- Must Be Seen Internally

- Garage
- Council Tax Band C
- Gardens Front & Rear

In the desirable West End area of Darlington, this charming semi-detached house on Caedmon Crescent offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings in and lively gatherings with friends and family.

The house boasts two bathrooms, which is a significant advantage for busy households, allowing for ease and privacy during morning routines. The well-designed layout maximises the use of space, creating a welcoming atmosphere throughout.

For those with vehicles, the property features off-street parking, along with a garage, providing secure storage and additional convenience. This is a rare find in the area, making it an attractive option for potential buyers.

The West End of Darlington is known for its friendly community and proximity to local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss your chance to make this delightful house your new home.

### Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

### Lounge

12'9 x 11'2 (3.89m x 3.40m)

Upvc double glazed window to front, gas fire in surround and radiator.

### Dining Room

12'11 x 11'2 (3.94m x 3.40m)

French doors to rear and radiator.

### Kitchen

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

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink, four ring gas hob and oven with integrated washing machine.

### Conservatory

16'10 x 10'4 (5.13m x 3.15m)

Half wall and half Upvc double glazed with French doors to rear.

### First Floor Landing

Upvc double glazed window to front, storage cupboard and access to loft via drop down ladder.

### Bedroom One

13'3 x 9'9 (4.04m x 2.97m)

Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

### Bedroom Three

9'4 x 6'4 (2.84m x 1.93m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

### Bathroom

Two Upvc double glazed windows to side, bath, shower cubicle, w.c, wash hand basin and heated towel rail.

### Externally

To the front there is off street parking and access to garage.  
To the rear is an enclosed garden which is mainly laid to lawn.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

79 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

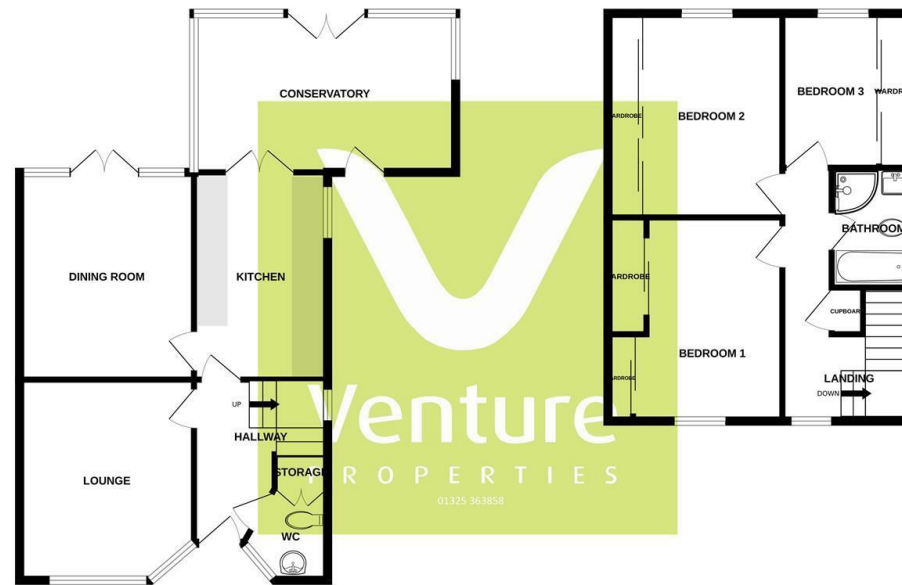
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

GROUND FLOOR

1ST FLOOR



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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## Property Information

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