Ann Cordey
ESTATE AGENTS

28 Langholm Crescent, Darlington, DL3 7SU

Offers In The Region Of £390,000

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Occupying a commanding corner plot position within Langholm Crescent and offering an exciting opportunity to improve and add your own personal style to this five double bedroomed townhouse. The property has been a much loved family home for a number of years and is now available with no onward chain.

The generous accommodation is across three floors with three reception rooms. There is a small kitchen, pantry and rear porch that completes the ground floor layout. To the first floor there are three bedrooms, all double rooms, a separate WC and bathroom with bath and basin. A second staircase leads up to the attic area which has two further double bedrooms. The property is enclosed by a brick built wall and wrought iron railings. There is a garden to the front, side and rear which has a lawn and established trees.

Langholm Crescent is a highly desired location within the West End of Darlington. It is within walking distance to the town centre and has access to the well regarded local schools of the area. Warmed by gas central heating.

TENURE: Freehold
COUNCIL TAX: E

ENTRANCE VESTIBULE
With original Minton tiled floor and wall panelling.

RECEPTION HALLWAY
Staircase to first floor and access to lounge, dining room, and breakfast room.

LOUNGE
17'02 x 16'09 (5.23m x 5.11m)
A generous reception room with a bay window to the front aspect.

DINING ROOM
17'11" x 13'08" (5.46m x 4.17m)
A second reception room or formal dining room with a bay window to the side aspect and a door into the rear porch

BREAKFAST ROOM
16'8" x 13'8" (5.08m x 4.17m)

KITCHEN
11'11" x 10'5" (3.63m x 3.18m)

PANTRY
7'8" x 3'9" (2.34m x 1.14m)

BOILER ROOM/WC
12'01 x 6'7" (3.68m x 2.01m)

FIRST FLOOR

BEDROOM
16'5" x 12'11" (5.00m x 3.94m)
With a bay window to the front and a original feature fireplace.

BEDROOM
16' x 14.9 (4.88m x 4.27m.2.74m)

BEDROOM
13'04" x 11'06" (4.06m x 3.51m)

SEPARATE WC

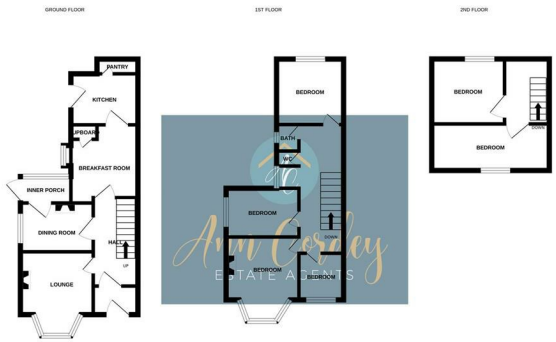
BATHROOM

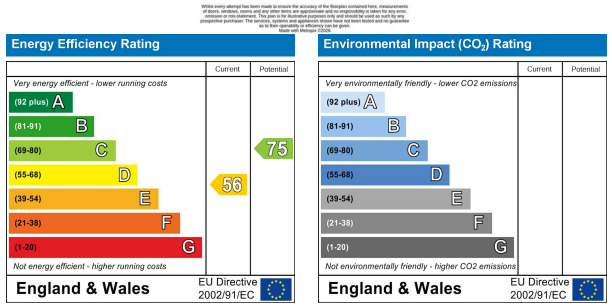
SECOND FLOOR

BEDROOM
21'09" x 13'5" (6.63m x 4.09m)

BEDROOM
13'8" x 13'01" (4.17m x 3.99m)

EXTERNALLY
The property is an end terrace which allows for space to the front, side, and rear. The rear garden is laid to lawn with a storage shed and single gate access to the rear service lane.





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