



*Ann Cordey*  
ESTATE AGENTS

12 Westfield Drive, Darlington, DL3 9BB  
Offers In Excess Of £250,000



## 12 Westfield Drive, Darlington, DL3 9BB

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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