



CARVERS

SALES & LETTINGS

Danesmoor Crescent

Darlington, DL3 8NJ

Offers in the region of £280,000

House - Semi-Detached



Occupying a highly sought-after position within Darlington's prestigious West End, this extended traditional-style semi-detached residence offers generous and versatile family accommodation, combining period character with modern-day living.

The property has been thoughtfully extended to the rear, creating a spacious and well-balanced layout. Internally, it retains many original features synonymous with homes of this era, complemented by light-filled living spaces providing a lovely, stylish home of some quality.

In brief the property comprises on the ground floor; entrance hallway, cloakroom/w.c., lovely lounge with feature fireplace and bay window, and a fabulous open plan substantial kitchen/breakfast/family room refitted with a most attractive range of floor and wall units and French Doors leading to the West facing rear garden. To the first floor there are three bedrooms, the master with a bay window, and a large bathroom/w.c. refitted with beautiful white suite.

Externally the property occupies a generous plot with the large West facing mature rear garden a real feature. To the front there is a low maintenance garden which can be used for additional car parking.



- Fabulous extended well proportioned semi
- Beautiful large kitchen/breakfast/family room
- Three bedrooms and large bathroom
- Good size plot with West facing rear garden
- Lovely lounge with bay window and fireplace

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

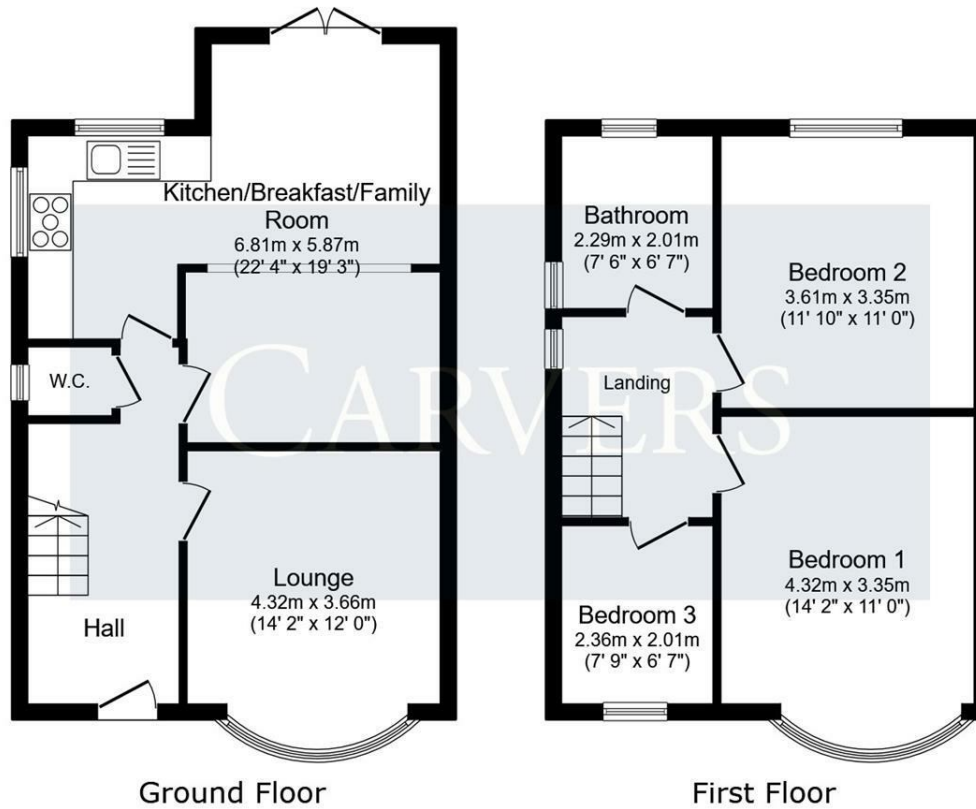
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Property Size

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. this may potentially exclude a conservatory and/or garage)





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

Property size taken from EPC
1011.00 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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