



CARVERS
SALES & LETTINGS

Woodcrest Road

Darlington, DL3 8EF

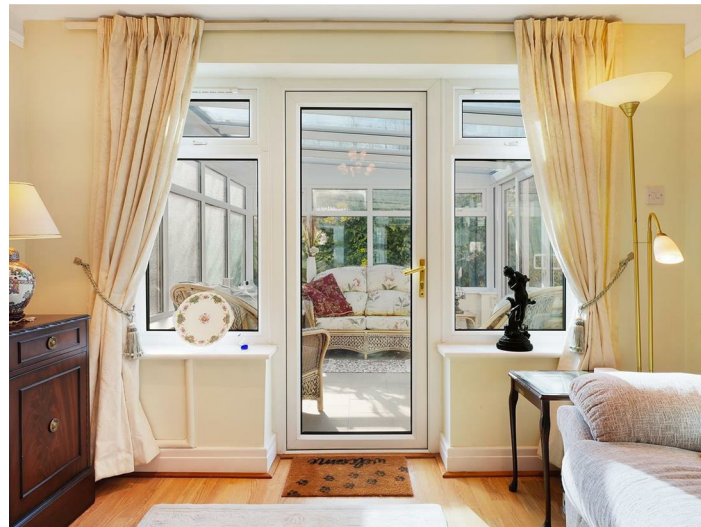
Offers in the region of £290,000

House - Semi-Detached



A standout example of West End living, this fabulous, deceptive, semi-detached bungalow has been meticulously upgraded to offer a seamless blend of traditional charm and contemporary finish. Occupying a pleasant position on the tree-lined Woodcrest Road, the property offers very well-proportioned accommodation beautifully maintained and extended to provide a spacious, flexible layout.

In brief the accommodation comprises; entrance hallway, lovely large lounge with fireplace and door leading through to the conservatory which leads to a lovely low maintenance patio area surrounded by mature shrubs. The fabulous refitted kitchen has double doors opening out to the dining room which can be used as bedroom 3 or as a lovely big kitchen/dining/family room. There are two further good size bedrooms and a fabulous large shower room/w.c. refitted with a lovely white suite. Externally there is a low maintenance garden to the front, low maintenance patio to the rear with 2 out houses providing a good size storage area and utility room with lighting and electrical points.



- Fabulous extended completely refurbished bungalow
- Situated in the heart of Darlington's West End
- Lovely large lounge with fireplace and door to the conservatory
- Large insulated loft space with Velux window
- Low maintenance garden
- Well proportioned flexible accommodation
- 2/3 bedrooms and beautiful refitted kitchen
- Detached storage area and separate utility room
- Driveway for car parking
- Close walking proximity to Sainsburys and town centre

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

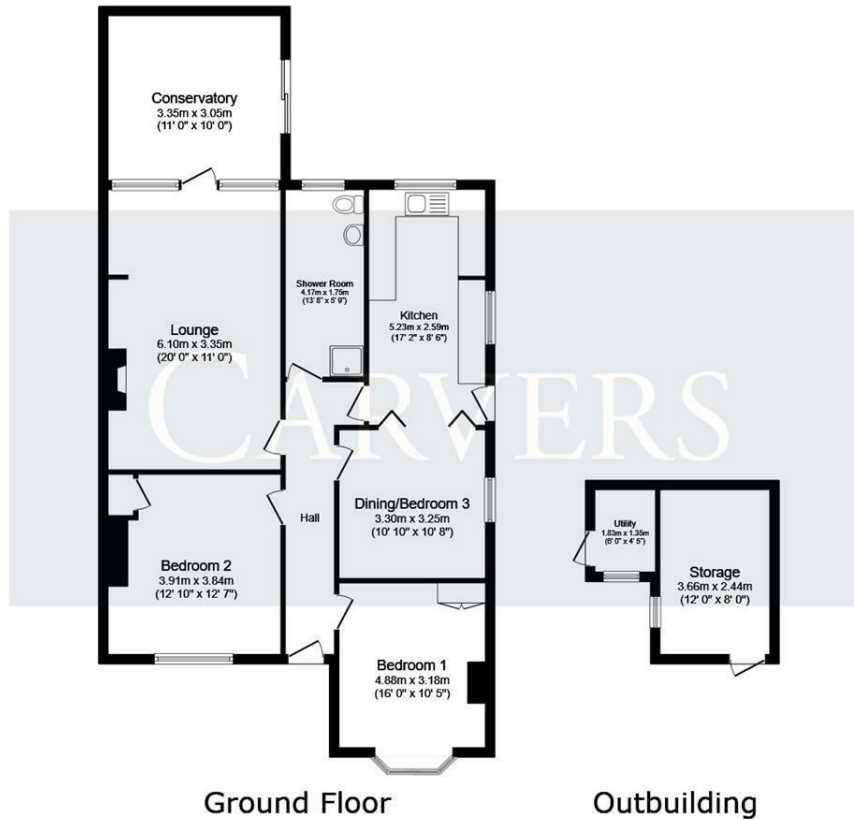
Buyers Identification Checks

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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		76
(55-68) D	62	
(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
979.00 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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