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Danesmoor Crescent
Darlington, DL3 8NJ

Offers in the region of £230,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

MUST BE VIEWED Danesmoor Crescent is located within the heart of the West End, this semi-detached house offers a delightful blend of period features and modern potential. With two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently on the first floor.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply relaxing in a tranquil setting. Additionally, the property includes a drive and garage, providing ample storage or parking space.

This traditional home is within walking distance of excellent schools, making it an ideal choice for families. The potential for extension, subject to planning permissions, allows for the possibility of personalising the space to suit your needs. With vacant possession, you can move in and start enjoying your new home without delay.

Retaining many of its original period features, this property exudes character and charm, making it a unique find in the current market. Buyers please note this home could easily be extended subject to planning permissions.





- NO ONWARD CHAIN
- SUITED TO A VARIETY OF BUYERS
- COULD EASILY BE EXTENDED SUBJECT TO PLANNING PERMISSIONS AND CONSENTS
- LARGE PRIVATE, MATURE, ESTABLISHED REAR GARDEN
- WALKING DISTANCE TO HIGHLY REGARDED SCHOOLS
- POPULAR WEST END LOCATION
- RETAINING PERIOD FEATURES
- TWO GOOD SIZED RECEPTION ROOMS, MASTER WITH WALK-IN CUPBOARD
- DRIVE AND BRICK BUILT GARAGE

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

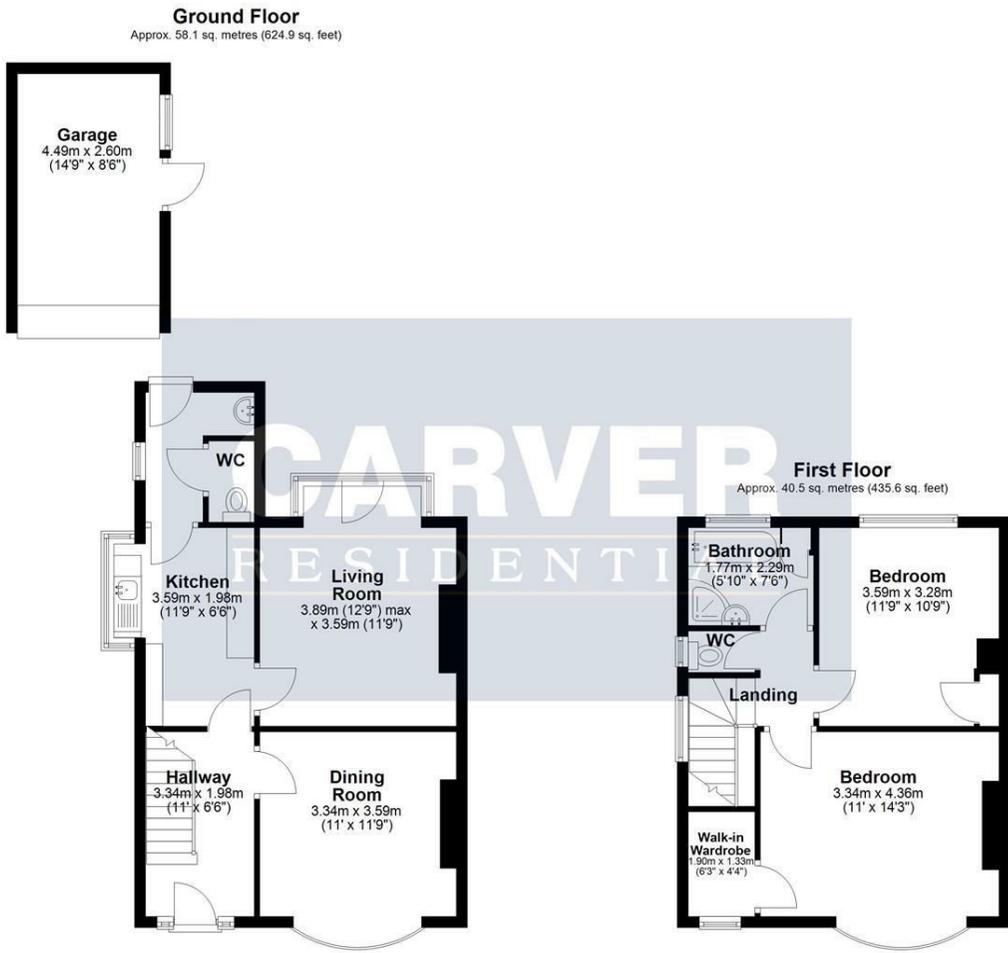
Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)



Ground Floor
Approx. 58.1 sq. metres (624.9 sq. feet)

First Floor
Approx. 40.5 sq. metres (435.6 sq. feet)

Total area: approx. 98.5 sq. metres (1060.5 sq. feet)
9 Danesmoor Crescent, DARLINGTON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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

Floor Area from EPC -
936.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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