



**CARVERS**  
SALES & LETTINGS

Stonedale Crescent  
Darlington, DL3 7BG  
Price £245,000

House - Semi-Detached



Occupying a very pleasant cul-de-sac location in the heart of Darlington's West End, this is a traditional style semi-detached house occupying a generous plot with low maintenance front and rear gardens.

In need of some cosmetic updating and improvement the property offers accommodation which briefly comprises on the ground floor; entrance porch, entrance hallway, lounge with fireplace and bay window, dining room with fireplace and sliding UPVC double glazed patio doors leading to the rear. There is also a kitchen fitted with a range of floor and wall units. To the first floor there are three bedrooms, the master with a bay window, a bathroom and a separate w.c. Gardens to the front and to the rear, and a driveway for car parking.

This is a superb opportunity for a wide range of buyers, particularly those looking to modernise and add value, with the benefit of a highly regarded residential location close to well-regarded schools, local amenities, and excellent transport links.



- Pleasant cul-de-sac location in Darlington's West End
- Close to schools, shops and transport links
- Lounge with bay window and separate dining room
- Three bedrooms bathroom and separate w.c.
- Good size plot with low maintenance gardens
- Some cosmetic updating required

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

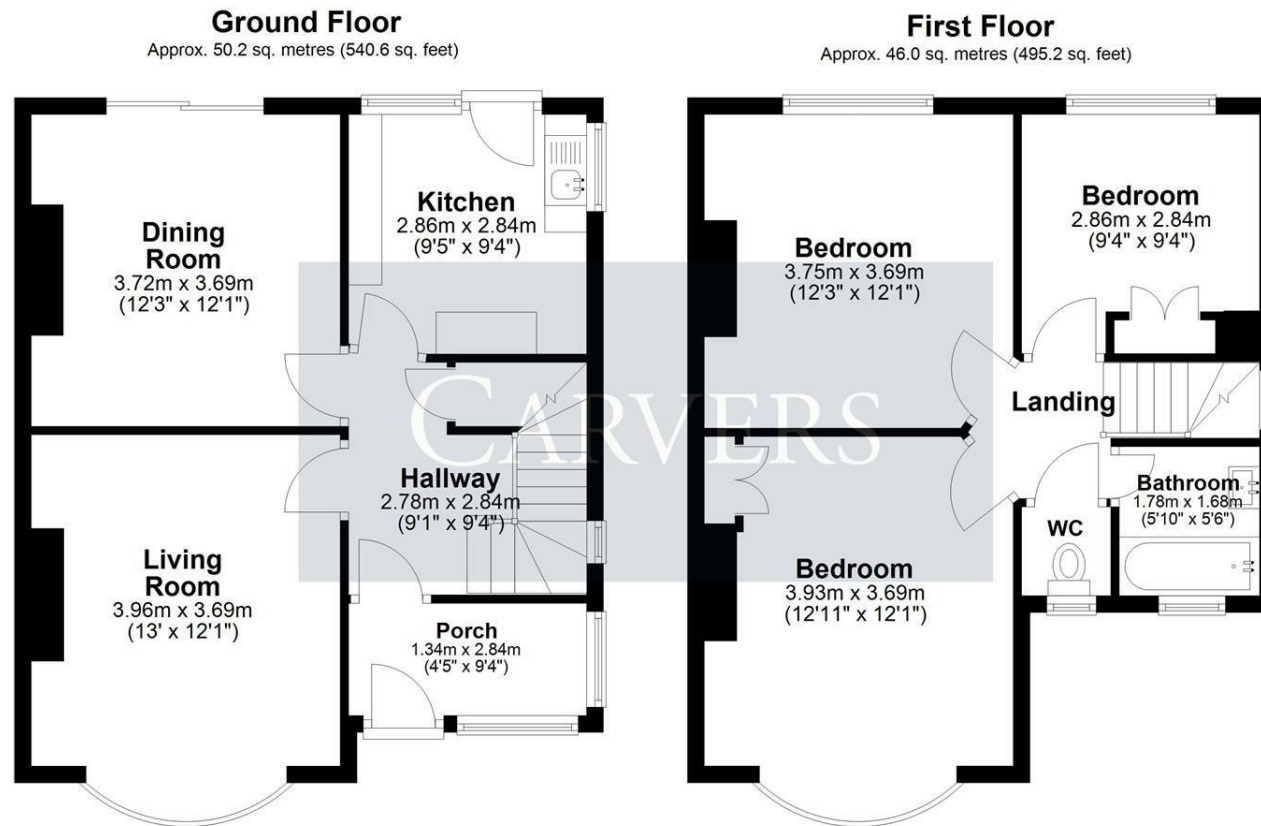
#### Buyers Identification Checks

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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)





Total area: approx. 96.2 sq. metres (1035.8 sq. feet)  
**4 Stonedale Crescent, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC sq ft

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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