



Looking for a family home to make your own, welcome to charming location of Marwood Crescent, Darlington. This beautiful semi-detached house has been lovingly owned and in the same family for years, a testament to the area. Offering comfort and convenience this traditional semi is ready for a new owner to make it their own. With three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space. The two inviting reception rooms opened up to open plan living providing ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom on the first floor has been converted to a large walk in shower but could easily be converted back to include a bath.

Beyond the large wooden gates to the rear, a larger than average garden for this area and also comes with a single garage used as storage with off street parking for your car to the front.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it a great choice for those commuting or looking to explore the surrounding areas.

This semi-detached house on Marwood Crescent is not just a place to live; it is a place to call home. With its appealing features and prime location, it presents a wonderful opportunity for prospective buyers or renters alike. Do not miss the chance to make this charming property your own.





- Traditional period 3 bed Semi-detached home
- 2 Reception rooms, open plan
- Off street parking
- Competitively priced to reflect older style condition
- Larger than average private rear garden
- Single garage to rear
- In need of modernisation, make it your own!

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

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. conservatory, garage)

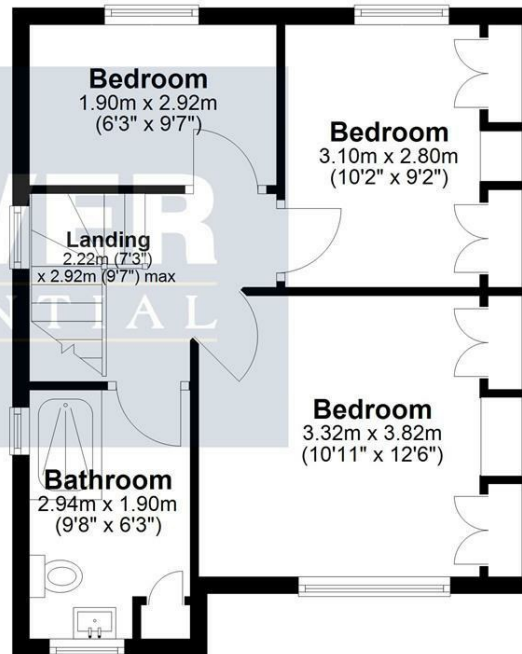
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

35 Marwood Crescent, Darlington

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

Floor Area from EPC - sq ft

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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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