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64, West Crescent,

Darlington, DL3 7PR

Asking price £330,000

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

Wow, what a stunner!!!
You MUST VIEW this property to appreciate it's size, I was in awe the moment I entered the stunning inviting hallway, full of character!!

Minutes from the town center in the charming area of West Crescent, Darlington, this delightful semi-detached house offers comfort and convenience with a wealth of character throughout. With four spacious bedrooms complete with fire surrounds in 3 of the bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two beautifully appointed reception rooms provide opportunity for relaxation and entertainment, filled with character, whilst the 3rd reception / garden room to the rear provides a tranquil retreat to reflect on the private garden area that is not overlooked!

The property features a single period bathroom on the first floor with a further W/C on the ground floor, thoughtfully designed to cater to the needs of a busy household. The layout of the home promotes a sense of flow and accessibility, making it easy to navigate between rooms.

At the heart of every home is the Kitchen and this one again is bigger than you would expect, built in the country kitchen style befitting of it's character and arguably could be an extra reception space with large island and seating.

Parking is no issue here with space available for two vehicles, a valuable asset in today's busy world. This ensures that you will always have a convenient place to park.

West Crescent is a lovely neighbourhood, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal location for families and professionals alike.





- Stunning semi-detached period property
- 4 bedrooms, 3 with period fireplace
- Large inviting hallway
- Beautiful country style kitchen
- Off street parking plus garage
- Spacious with period features throughout
- 2 reception rooms with period features
- 3rd reception garden room to rear
- Private rear garden
- Superb location, close to town centre

GENERAL INFORMATION:

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)

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

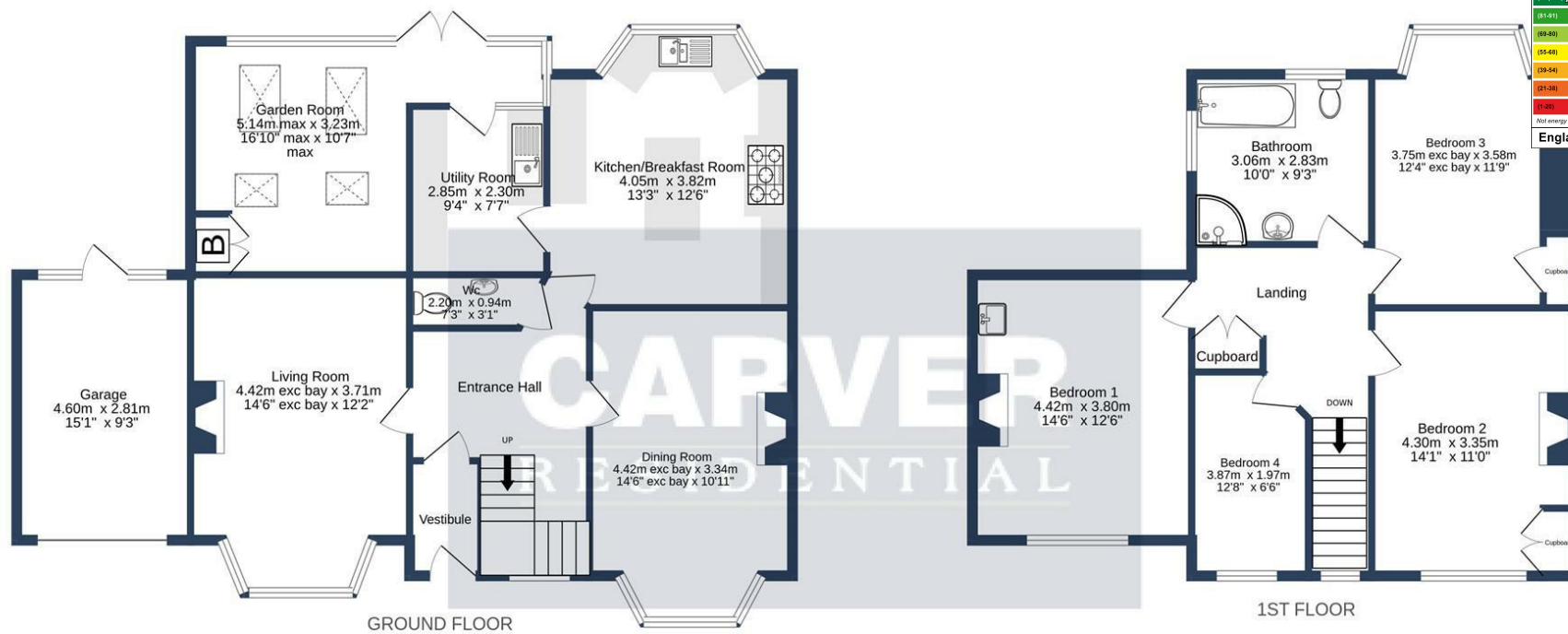
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(9-20)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		67	74
		EU Directive 2002/91/EC	

WEST CRESCENT, DARLINGTON. DL3 7PR.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk