



**Westgate Crescent**

Darlington DL3 0SY

**Offers Over £153,000**







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# Westgate Crescent

## Darlington DL3 0SY



- Three Bedroom Mature Style Extended Semi
- EPC TBC
- Decorated To A High Standard

- Newly Fitted Kitchen
- Off Street Parking To The Front
- Must Be Seen Internally

- West Facing Garden
- Log Burner To The Lounge
- Dining Room

Nestled in the desirable area of Westgate Crescent, Darlington, this stunning three-bedroom extended semi-detached house presents an exceptional opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is undoubtedly the newly fitted kitchen, designed to a high specification, which is sure to impress any culinary enthusiast. This modern space is perfect for preparing meals and enjoying family gatherings.

The property features a west-facing garden, ideal for soaking up the sun during the warmer months, and offers off-street parking for your convenience. Its prime location ensures that you are close to a variety of local amenities, making daily life both easy and enjoyable. Additionally, the A1 motorway is conveniently nearby, providing excellent transport links for those commuting or exploring the wider region. There is also an EV charger.

This remarkable home must be viewed at the earliest opportunity to fully appreciate its charm and potential. Don't miss your chance to make this lovely property your own.

### Hallway

With front door and stairs to the first floor.

### Lounge

15'2" x 10'6" (4.63 x 3.21)

Situated to the front of the property with double glazed bay window, log burner, gas central heating radiator and feature window.

### Dining Room

12'0" x 10'10" (3.68 x 3.32)

Situated to the rear of the property with open aspect leading into the impressive Kitchen.

### Kitchen Breakfast Room

15'2" x 8'0" (4.63 x 2.44)

Having recently been refitted by the current owner to a high specification with a quality range of wall floor and drawer unit, worksurfaces, plumbing connections for an automatic washing machine, integrated oven and hob, space for fridge freezer, double glazed window and double glazed French doors opening out to the landscaped garden.

### Storage

With understairs storage facilities and mounted boiler.

### Landing

With window to rear elevation.

### Bedroom One

10'5" x 9'11" (3.19 x 3.04)

Situated to the front of the property with double glazed window and central heating radiator.

### Bedroom Two

18'10" x 8'2" (5.76 x 2.50)

Been an excellent sized room with double glazed window and gas central heating radiator.

### Bedroom Three

7'10" x 7'4" (2.4 x 2.25)

Situated to the rear of the property with double glazed window.

### Bathroom

10'5" x 5'2" (3.19 x 1.59)

With a modern suite comprising corner bath with overhead shower, pedestal wash handbasin, part tiled walls, double glazed window and towel rail heater.

### W/C

5'0" x 4'5" (1.54 x 1.35)

With a low-level WC and window to side elevation.

### Externally

They home stands in a well regarded tree-lined street with offstreet parking to the front to the rear of the property is a well maintained and landscaped west facing garden of which has a patio area and gate access.

### Property Details

Local Authority: Darlington  
Council Tax Band: C  
Annual Price: £2,108  
Conservation Area: No  
Flood Risk: Very low  
Floor Area: 968 ft 2 / 90 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Tenure

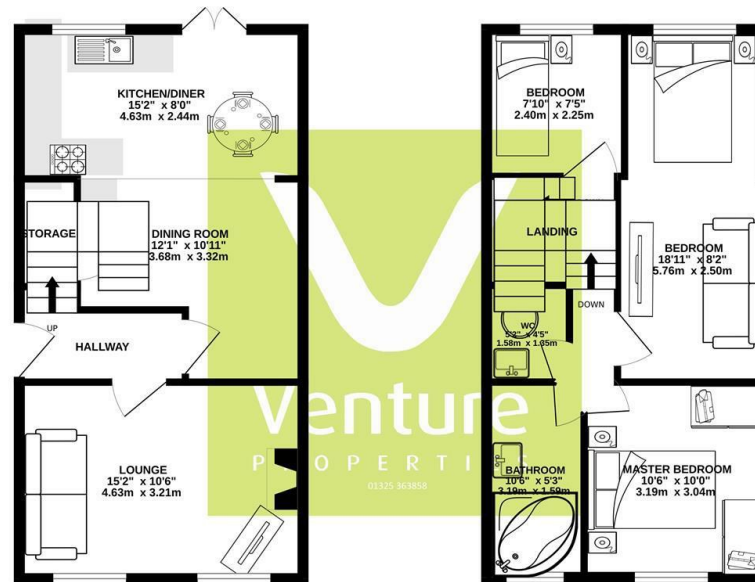
Freehold

### Note

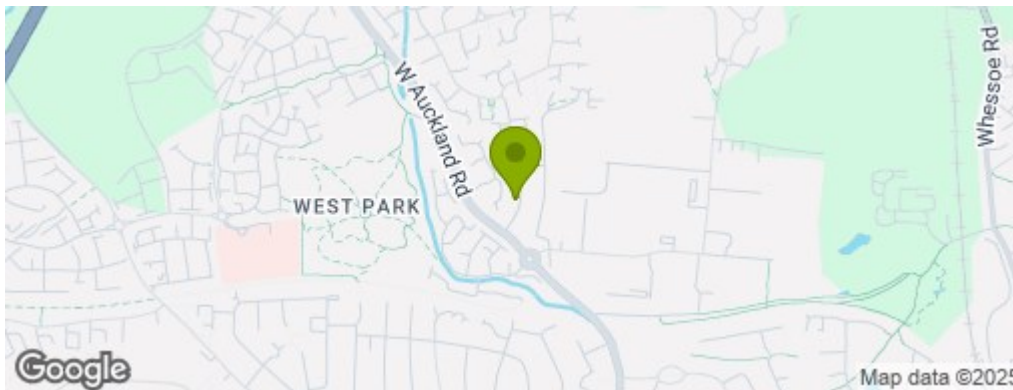
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## Property Information

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