



**Draycote Crescent**

Darlington DL3 8DX

Offers In The Region Of £225,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Draycote Crescent

Darlington DL3 8DX



- Semi Detached Bungalow
- Gardens & Garage
- No Onward Chain

- Quiet Cul De Sac location
- Council Tax Band C

- Conservatory
- EPC Rating D

Offered with no chain. This mature two bedroom semi detached bungalow is located in the West End area of Darlington in a quiet cul-de-sac. The property benefits from gas central heating, double glazing has easy maintained forecourt gardens to front, side and rear, with workshop garage and off street parking. Internally the property briefly comprises: entrance hallway, lounge, kitchen/diner, conservatory, two bedrooms and bathroom and newly fitted boiler.

## Entrance Hall

Upvc door to the front and radiator.

## Lounge

16' x 11'10 (4.88m x 3.61m)

Situated to the front with Upvc double glazed bay window, two radiators, newly fitted fireplace with real flame style gas fire with inset and lightening features.

## Bedroom 1

12'9 x 11'8 (3.89m x 3.56m)

Upvc double glazed window to the rear, radiator, built in wardrobes and dressing table

## Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)

Upvc double glazed bay window to the side, radiator and coving.

## Kitchen/Diner

14'3 x 8'8 (4.34m x 2.64m)

Upvc double glazed door and obscure window to the side, fitted with a range of wall, base and drawer units with contrasting work surfaces, sink unit and drainer, space for cooker, space for fridge, space for washing machine, laminate flooring and radiator. Open plan to conservatory.

## Kitchen

## Conservatory

Part brick, part upvc construction with upvc door to the rear, radiator and laminate flooring.

## Bathroom

Panelled bath with shower over, low level wc, wash hand basin, obscure window to side, part tiled walls, airing cupboard housing hot water tank.

## Externally

There is a mature paved areas to the front providing off street parking. Double gates leading to further off street parking. There is a single garage. To the rear is a pebbled garden.

## Council Tax

Band C

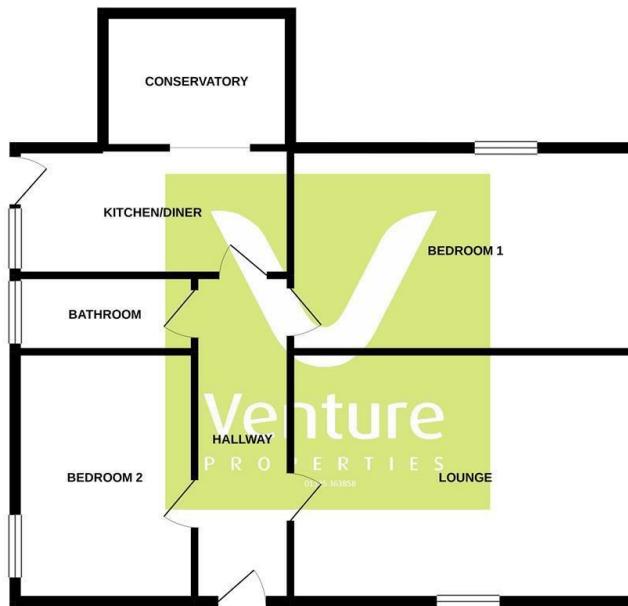
## Tenure

This property is 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The floorplan is provided for illustrative purposes only and is not to scale or to plan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information



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