



Draycote Crescent

Darlington DL3 8DX

£290,000





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Draycote Crescent

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- Semi Detached Bungalow
- Kitchen/Breakfast Room
- Council Tax Band D

- Two/Three Bedrooms
- Gardens Front & Rear
- EPC Rating D

- Two Reception Rooms & Conservatory
- Off Street Parking & Garage
- Viewing Recommended

This two/three bedroom semi detached bungalow is situated at the head of a quiet residential cul-de-sac in the prestigious West End of Darlington and is offered to the market with no onward chain.

In brief the accommodation comprises: hallway, lounge, dining room, conservatory, kitchen/breakfast room, bathroom, two double bedrooms and access to loft space which has been divided into two main areas. There are gardens to the front and rear together with a block paved driveway providing off street parking for two cars leading to a single garage.

The property lies within easy reach of Darlington Town Centre and viewing comes highly recommended.

Hallway

An L-shaped hallway with attractive oak panelling and delft rack and radiator.

Lounge

15'6" x 12'4" (4.74 x 3.77)

With double glazed leaded bow window to the front, period style fireplace with marble hearth and coal effect gas fire, coving to ceiling and double radiator.

Dining Room/Bedroom Three

12'10" x 10'10" (3.92 x 3.32)

Double glazed patio door to the conservatory, coving to ceiling and double radiator.

Conservatory

9'10" x 8'9" (3.01 x 2.67)

Double glazed windows, double radiator, wall light points, tiled flooring and door to the rear garden.

Kitchen/Breakfast Room

14'11" x 10'4" (4.56 x 3.16)

Fitted with a range of wall, base and drawer units, display cabinets, laminate work surfaces, inset sink with mixer tap, double oven, electric hob, plumbing for washing machine, tiled wall surrounds, two double glazed windows and stable door to rear garden.

Loft

Accessed via a drop down ladder. The loft is part boarded and has been divided into two main areas.

Bedroom One

13'2" x 11'3" (4.02 x 3.45)

Double glazed window to the front, coving to ceiling and radiator.

Bedroom Two

14'10" x 10'8" (4.54 x 3.27)

Double glazed window to the rear, built in cupboards, coving to ceiling and radiator.

Bathroom

Fitted with a suite comprising shower, wash hand basin, low level wc, tiled walls, tiled flooring, radiator and double glazed window to the rear.

Externally

To the front of the property there is a block paved driveway for two cars leading to a single garage. There is a gravel section with plants and shrubs. To the rear the garden is laid to lawn with natural stone patio area and ornamental pond, summer house and garden shed.

Externally

Council Tax

Band D

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



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