



42 Caedmon Crescent, Darlington, DL3 8LF

Offers In The Region Of £210,000



Venture
PROPERTIES

This well presented three bedroom mature semi detached property located in a quiet location in the West End/Hummersknott area of Darlington comes to the market with no onward chain. The property would suit a variety of purchasers and offers good size family accommodation with two reception rooms, fitted kitchen and three double bedrooms to the first floor. There are well maintained gardens to the front and rear with off street parking.

The property lies within easy reach of popular schools including Hummersknott, Abbey Road and Carmel. Viewing is recommended.

- Mature Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Gardens Front & Rear
- Garage & Off Street Parking
- Council Tax Band C
- EPC Rating E
- No Onward Chain

Entrance Hallway

With upvc door to the front, staircase to the first floor and radiator.

Reception Room One

12'8 x 11'2 (3.86m x 3.40m)

With double glazed window to the front, coving to ceiling, radiator and laminate flooring.

Ground Floor Cloaks

With low level wc, wash hand basin, double glazed obscure window to the front, laminate flooring and central heating boiler installed in 2019

Reception Room Two

20'5 x 11'2 (6.22m x 3.40m)

Upvc double glazed windows to the front and door to the rear enjoying views of the garden, feature fireplace with gas fire, coving to ceiling, radiator and laminate flooring

Reception Room Two

Kitchen

13'5 x 11'7 (4.09m x 3.53m)

With double glazed windows to the side and rear and door to the side, fitted with a range of wood base and drawer units, contrasting work surfaces, part tiled walls, stainless steel sink unit with mixer tap, space for cooker, space for washing machine, space for fridge/freezer, radiator and laminate flooring.

First Floor

Landing. With double glazed window to the front, storage cupboard. Access to fully boarded loft via a drop down ladder with electricity supply and extra insulation.

Bedroom One

13'9 x 11'3 (4.19m x 3.43m)

Double glazed window to the front, radiator and built in wardrobes.

Bedroom Two

13'8 x 11'3 (4.17m x 3.43m)

Double glazed window to the rear and radiator.

Bedroom Three

9'4 x 8'7 (2.84m x 2.62m)

A good size third bedroom with double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin, vinyl flooring, radiator and fully tiled walls.

Externally

There is a walled garden to the front and off street parking. Side access leading to the good sized



rear garden which is laid mainly to lawn with well stocked borders and is not overlooked.
There is a wooded area to the rear of the property.
There is a garage with up and over door, power and light.

Externally

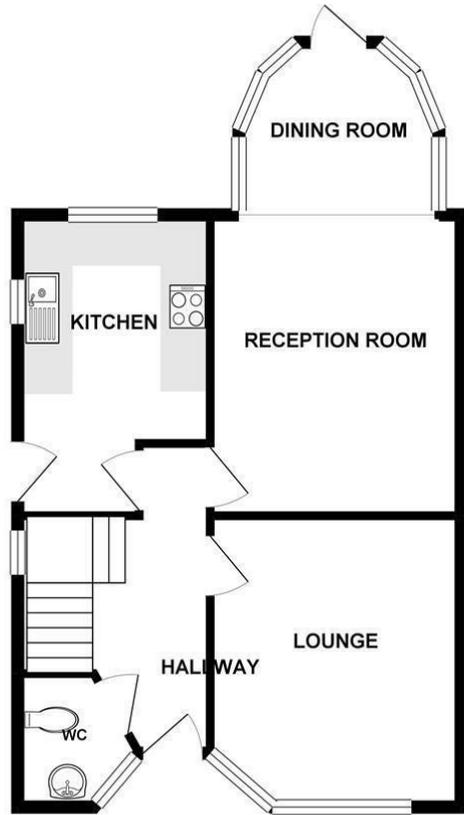
Externally

Council Tax

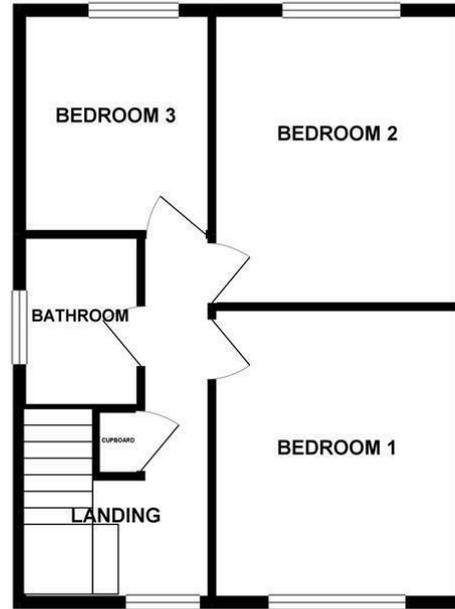
Band C



GROUND FLOOR



1ST FLOOR



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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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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