



Westgate Crescent

Darlington DL3 0SY

Offers Over £125,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Bedrooms
- EPC Rating D

- Faverdale
- Council Tax Band B

- Semi Detached
- Off-street Parking

***Internal photos to follow *** A well presented, two bedroom semi-detached property, situated in the popular Faverdale area of Darlington. The property is close to Cockerton Village, as well as bus routes into the Town Centre, local amenities and also main road links out of Darlington. The property has a modern kitchen and bathroom and south facing garden. The property in brief: Entrance Hallway, Lounge, Kitchen, Two bedrooms, Bathroom, Separate W/C and Large Rear Garden. Early viewing is highly recommended.

Entrance Hallway

UPVC part glazed front door, single radiator and stairs to first floor.

Lounge

15'11" x 12'10" (4.860 x 3.925)

Double glazed bay window, electric wall mounted fire and double radiator.

Kitchen

9'10" x 9'6" (3.020 x 2.903)

Laminate flooring, modern kitchen suite comprising of floor, wall and drawer units, contrasting work surfaces, stainless steel sink, electric oven with hob and extractor unit, integrated fridge, washing machine, double glazed window, wall mounted radiator, storage cupboard housing boiler and freezer, and UPVC part glazed back door leading to rear garden.

First Floor Landing

Double glazed window, leading to.

Bedroom Two

9'10" x 9'7" (3.021 x 2.924)

Double bedroom situated to the rear of the property with double glazed window and single radiator.

Bedroom One

11'2" x 10'10" (3.419 x 3.317)

Double bedroom situated to the front of the property with double glazed window and single radiator.

Bathroom

Vinyl flooring, modern bathroom suite comprising of bath with overhead shower and shower screen, wash hand basin, part tiled walls, double glazed window, double radiator and heated towel rail.

W/C

Vinyl flooring, modern suite comprising of low level w/c, wash hand basin and double glazed window.

Externally

Garden to the front with off street parking, and enclosed south facing garden to the rear laid mainly to lawn and gated side access.

Council Tax

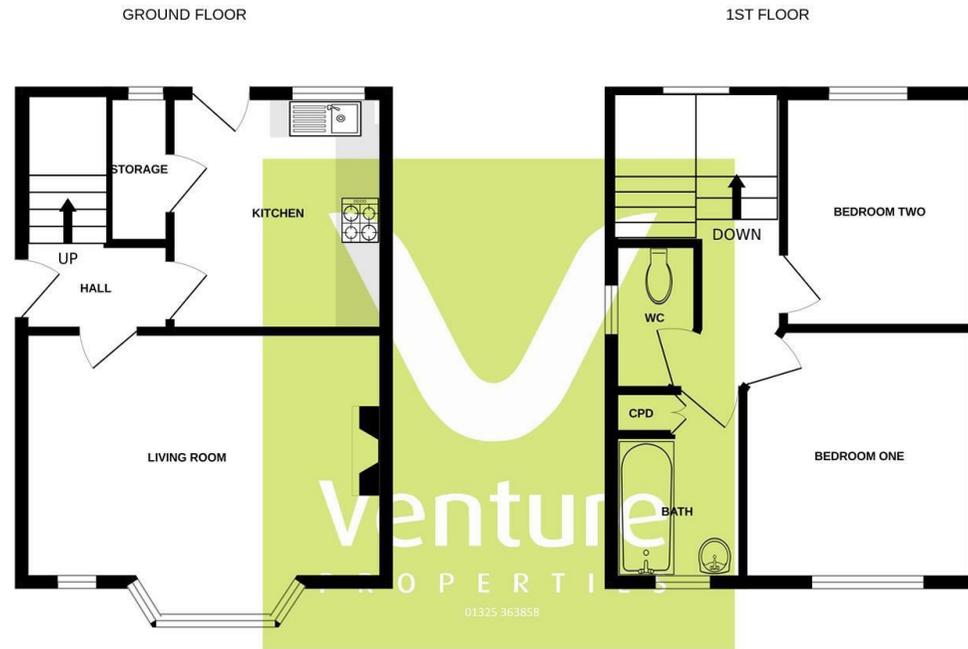
Band B.

Tenure

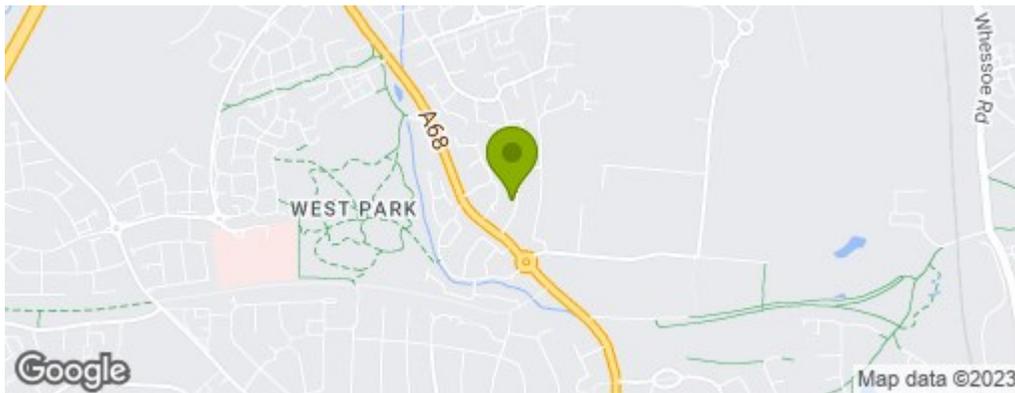
This property is freehold

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



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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