



**West Crescent**

Darlington DL3 7PS

**£250,000**







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# West Crescent

## Darlington DL3 7PS



- Three Bedroom Spacious Property
- Close to Town Centre
- Epc Rating D
- Off Street Parking
- Very Well Presented Throughout
- Viewing Recommended

- Gardens to Front and Rear
- Council Tax Band D

West Crescent, Darlington, this delightfully spacious semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features off-street parking which adds practicality, allowing for easy access and peace of mind. The front and rear gardens are perfect for those who appreciate outdoor space, whether for gardening, play, or simply enjoying the fresh air.

Situated close to the town centre, this property benefits from a range of local amenities, including shops, schools, and recreational facilities, all within easy reach. This is a must-see for anyone looking to settle in a vibrant community.

In summary, this semi-detached house on West Crescent is a wonderful blend of comfort, convenience, and outdoor space, making it an ideal choice for your next home. Don't miss the chance to view this property and discover all it has to offer.

### Entrance Hall

Door to side, staircase to first floor, under stairs storage, laminate flooring and radiator.

### Cloakroom/W.C

Upvc double glazed obscure window to side, w.c, wash hand basin and vinyl flooring.

### Lounge

16'1 x 12'6 (4.90m x 3.81m)  
Upvc double glazed, bay window to front with stain glass feature and deep coving to ceiling. Oak statement fireplace with electric fire, wood flooring and radiator.

### Dining Room

15'7 x 11'4 (4.75m x 3.45m)  
Upvc double glazed, window to front with stain glass feature and deep coving to ceiling. An impressive and eye catching antique, tall fireplace with over mantle, mirror and original tiles, encasing an open grate fire and hearth. Ample space for a dining table and chairs.

### Kitchen

20'8 x 7'04 x 11'02 x 12'0 (6.30m x 2.24m x 3.40m x 3.66m)  
Upvc double glazed window and French doors to rear, fitted with cream gloss wall, base and drawer units. Stainless steel sink unit with mixer tap, brick chimney breast with tiled splashback over four ring gas hob and integrated double oven. There is space for a dishwasher and washing machine. Ample space for a dining table and chairs, spotlights to ceiling, radiator and French doors to rear.

### First Floor Landing

Upvc double glazed window to side.

### Bedroom One

13'1 x 12'8 (3.99m x 3.86m)  
Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

15'8 x 11'2 (4.78m x 3.40m)  
Upvc double glazed window to front, cast iron fireplace and radiator.

### Bedroom Three

11'7 x 11'3 (3.53m x 3.43m)  
Upvc double glazed window to rear, fitted wardrobes, cast iron fireplace and radiator.

### Bathroom

9'8 x 7'9 (2.95m x 2.36m)  
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin in vanity and radiator. There is an airing cupboard housing the hot water cylinder.

### Externally

To the front is a garden area and driveway providing off street parking with gated access to the rear.  
To the rear is a spacious garden with paved patio area and pebbles. Three are raised beds with well established plants and shrubs and a shed.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D  
Annual Price: £2,372  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,345 ft 2 / 125 m 2  
Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
18 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

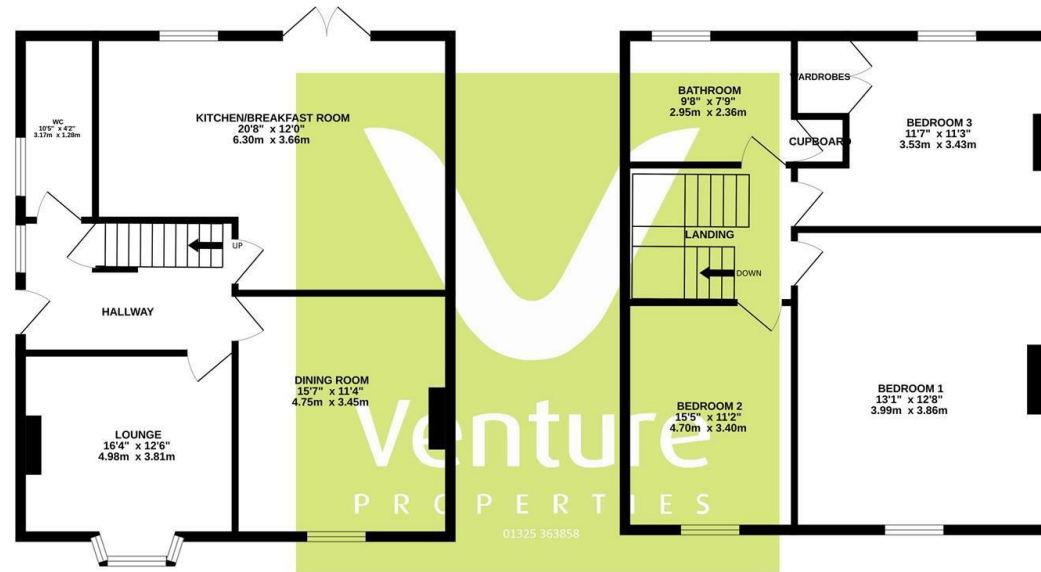
BT  
Sky  
Virgin

### Note

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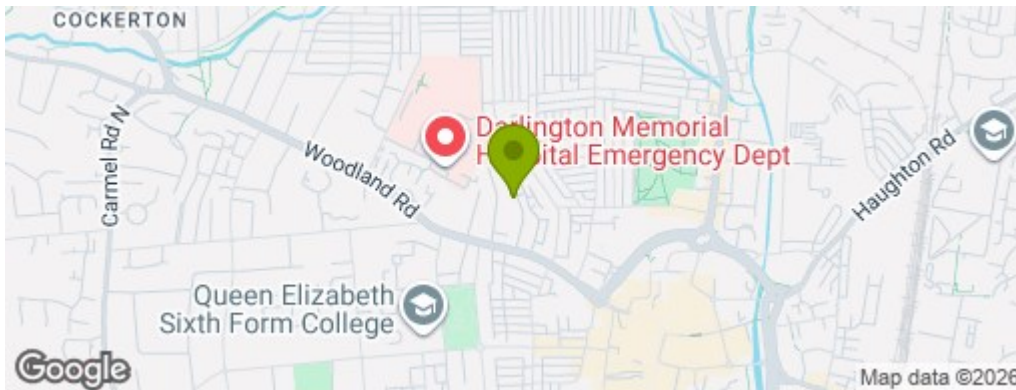
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

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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## Property Information

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