



West Crescent

Darlington DL3 7PR

Offers Over £210,000





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West Crescent

Darlington DL3 7PR



- Three Bedrooms
- Garage, Parking and Courtyard

- Refitted Kitchen & Utility Room
- EPC Rating

- Updated and Improved
- Council Tax Band D

This unique spacious three bedroom detached bungalow is offered to the market within easy reach of the Town Centre, Darlington Memorial Hospital and bus routes out of town and situated just off Woodland Road. Early viewing essential!!

The property has undergone a series of updating to include a refitted kitchen and utility room and a newly fitted shower room together with a replaced gas central heating boiler and insulation throughout. The bungalow offers well planned, versatile accommodation and viewing comes highly recommended.

In brief the property comprises : Entrance Hallway with Storage, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Two Bedrooms and a further Bedroom currently being used as a Snug, Shower room, Garage and Courtyard.

Must be seen to be appreciated

Entrance Hallway

With a Upvc door to the side leading into a spacious hallway with storage cupboard, laminate flooring.

Lounge/Dining Room

17'10 x 12'9 (5.44m x 3.89m)

With a Upvc double glazed bay window to the front, feature solid oak fireplace with an electric fire and radiator.

Kitchen/Breakfast Room

13'11 x 11'9 (4.24m x 3.58m)

Fitted with a range of grey wall, base and drawer units with contrasting work surfaces and one and a half composite sink unit with mixer taps, integrated hob and oven and counter fridge, laminate flooring and radiator. Space for table and chairs

Utility Room

11'1 x 10'7 (3.38m x 3.23m)

A spacious utility room with grey wall and base units with contrasting work surfaces and stainless steel sink unit, breakfast bar with plumbing for both washing machine and dishwasher. Wall mounted boiler and access to the enclosed rear courtyard.

Bedroom One

14'9 x 8'3 (4.50m x 2.51m)

With a Upvc double glazed window to the front and radiator.

Bedroom Two

11'0 x 10'9 (3.35m x 3.28m)

With a Upvc double glazed window to the rear and radiator.

Snug/Bedroom

14' x 12'9 (4.27m x 3.89m)

With a Upvc double glazed window to the front and radiator, original fitted cupboards.

Shower Room

With a Upvc double glazed window to the rear. Fitted with a walk in shower, low level w.c. and wash hand basin within vanity unit, wet room flooring and radiator.

Externally

There is a pattern imprint driveway for off street parking to the front via wrought iron gates and the rear courtyard is enclosed with access to the utility and garage and rear services lane.

Garage/Workshop

15'8" x 11'4" (4.79 x 3.47)

With timber doors, power and light

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

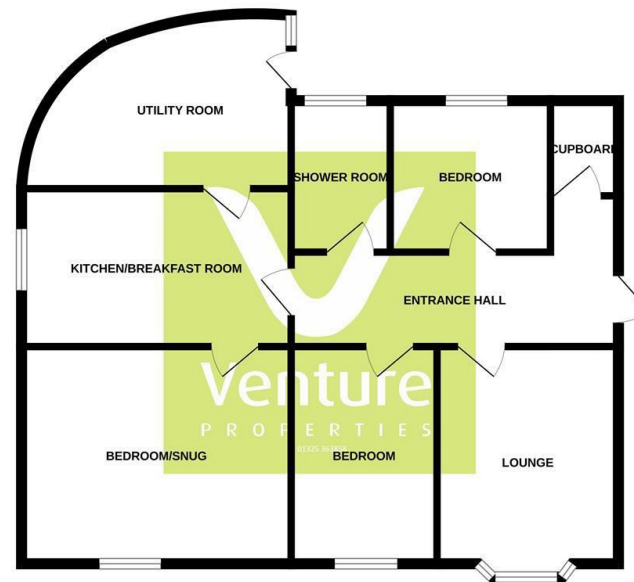
Council Tax Band

Band D

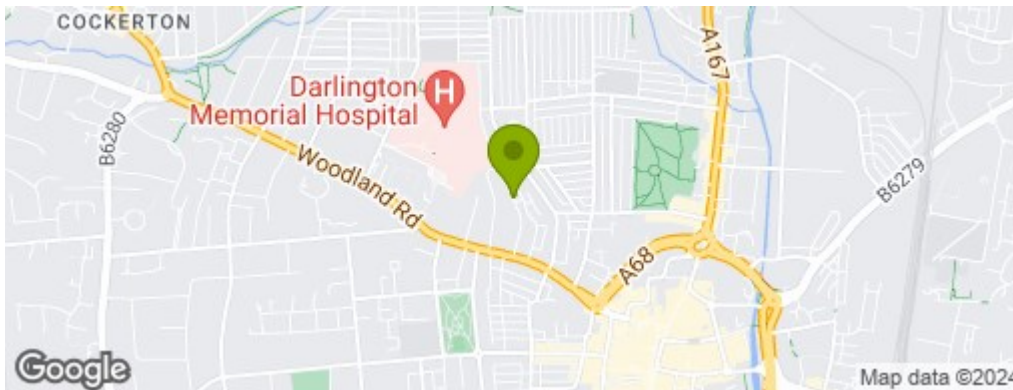
Tenure

This Property is Freehold

GROUND 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 for any prospective purchase. The area, square and approximate measurements are for information only and are not guaranteed as to their accuracy or efficiency can be given. Made with Metagen 02/24



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