



23 ARCHDEACON CRESCENT, DARLINGTON, DL3 0BH

Offers In The Region Of £137,000

We have pleasure in offering for sale this is a well presented semi-detached house occupying a generous plot with a good size rear garden and a driveway for off street parking ideally suiting a first time buyer or the property investor looking to expand their portfolio.

There are a very good range of local shops and amenities available in Cockerton which lies just a mile from Darlington Town Centre where there are a more comprehensive range of shopping and recreational facilities and amenities available.



TENURE: FREEHOLD
COUNCIL TAX :

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway which has the staircase leading to the first floor and access to the Lounge.

LOUNGE

14'9 x 13'08 (4.50m x 4.17m)

A spacious reception room having a feature fireplace and practical laminate flooring. There is a UPVC window to the front aspect and access into the dining room.

DINING ROOM

11'00 x 9'01 (3.35m x 2.77m)

Easily accommodating a large family dining table. There is a UPVC window to the rear and access to the kitchen.

KITCHEN

9'7 x 8'3 (2.92m x 2.51m)

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. There is a UPVC window and door leading to the rear garden.

FIRST FLOOR LANDING

Leading to all three bedrooms and bathroom/wc.

BEDROOM ONE

13'8 x 9'11 (4.17m x 3.02m)

A spacious master bedroom having a UPVC window to the front aspect.

BEDROOM TWO

11'06 x 9'02 (3.51m x 2.79m)

Again, a generous double bedroom, this time having a UPVC window to the rear.

BEDROOM THREE

10'06 x 7'8 (3.20m x 2.34m)

A sizeable single room with a UPVC window to the front.

BATHROOM/WC

8'4 x 5'8 (2.54m x 1.73m)

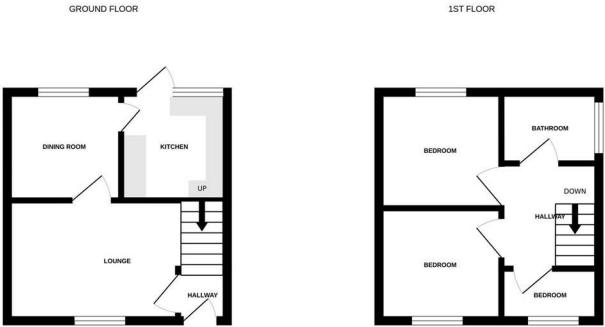
Fitted with a white suite to include a panelled bath with low level WC and pedestal hand basin with a UPVC window to the side.

EXTERNALLY

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

The front garden is mainly laid to lawn with timber fence . There is a paved driveway to allow for off-street parking.

The rear garden , again mainly laid to lawn , this time having a paved patio seating area and two sheds for storage.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with drawings 12/24

