



## 103 MALVERN CRESCENT, DARLINGTON, DL3 9UF

### Offers In The Region Of £105,000

Situated in the popular Branksome area of Darlington, and offering generous accommodation, this well presented and, tastefully decorated Three Bedroomed Mid-Terraced Residence is available for sale with no onward chain.

Warmed by Electric Storage Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule leading to the Lounge, the Lounge is a good size and overlooks the front aspect, leads into the Dining Room which is open plan with the Kitchen, there is a Rear Hallway and ground floor wc, with door leading to the rear garden, and staircase leading to the first floor.

To the first floor there is a Landing area with airing cupboard housing the central heating boiler, Two Double Bedrooms, both overlooking the front aspect, with bedroom two having the benefit of built in storage cupboard and access to the loft area, Bathroom, comprising of a white suite and Mira electric over the



**LOUNGE**  
15'10 x 11'05 (4.83m x 3.48m )

**DINING ROOM**  
12'5 x 8'11 (3.78m x 2.72m)

**KITCHEN**  
8'10 x 8'4 (2.69m x 2.54m)

**BEDROOM**  
9'11 x 6'11 (3.02m x 2.11m )

**BEDROOM**  
13'01 x 8'11 (3.99m x 2.72m)

**BEDROOM**  
13'09 x 9'05 (4.19m x 2.87m )

**WET ROOM**  
8'2 x 5'11 (2.49m x 1.80m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and all 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 in conjunction with any other information provided. The vendor's approval of this plan does not constitute an offer or guarantee. Made with NetScout CEDES

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