



1 Marwood Crescent, Darlington, County Durham, DL3 0JU  
Offers In The Region Of £165,000

*Ann Cordey*  
ESTATE AGENTS





## **1 Marwood Crescent, Darlington, County Durham, DL3 0JU**

We are delighted to offer for sale this significantly upgraded two-bedroom semi-detached property, presented to an exceptional standard and pleasantly positioned within this highly sought-after area of Darlington.

The property benefits from a driveway providing off-street parking and offers two light and airy reception rooms, a beautifully appointed kitchen, a stunning shower room and two generous double bedrooms, both featuring fitted wardrobes.

To the rear is a well-maintained, manageable garden that has been thoughtfully maintained.

Additional features include gas central heating via a Baxi combination boiler, UPVC double glazing throughout and an attractive composite double-glazed front door, there is also a recently replaced roof, all combining to create an excellent purchase option for a range of buyers.

### **LOUNGE**

**11'10" x 11'1" (3.61m x 3.38m)**

### **DINING ROOM**

**11'10" x 10'8" (3.61m x 3.25m)**

### **KITCHEN**

**10'5" x 6'1" (3.18m x 1.85m)**

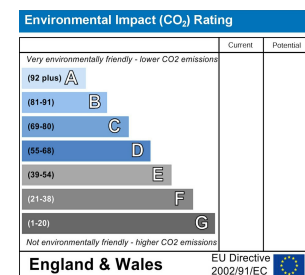
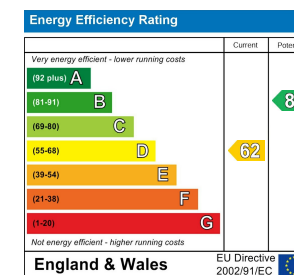
### **BEDROOM ONE**

**11'10" x 10'9" (3.61m x 3.28m)**

### **BEDROOM TWO**

**11'1" x 9'11" (3.38m x 3.02m)**





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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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