



## 11 WESTGATE CRESCENT, DARLINGTON, DL3 0SY

**£165,000**

This exceptional property is beautifully presented and ready to move into immediately. The kitchen has been thoughtfully extended, creating a spacious and versatile layout that seamlessly flows into the dining area—perfect for both everyday living and hosting guests. The newly appointed kitchen features integrated appliances and high-quality finishes, offering a sleek and contemporary feel.

Throughout the property, the renovation has been completed to an excellent standard, with meticulous attention to detail evident in every room. New windows and doors have been installed, enhancing both the aesthetic appeal and energy efficiency of the home.

The newly upgraded shower room/WC boasts modern fittings and a stylish design, comprising of; Fully tiled walk in shower, WC and handbasin with vanity unit. There is also an LED Bluetooth mirror.

Externally, the property benefits from a private driveway offering off-road parking. The rear garden is low-maintenance and designed for easy enjoyment, with side-gated access for



**LOUNGE**  
10'11 x 14'10 (3.33m x 4.52m )

**KITCHEN**  
19'2 x 8'9 (5.84m x 2.67m)

**BEDROOM ONE**  
10'10 x 9'6 (3.30m x 2.90m )

**BEDROOM TWO**  
10'00 x 9'5 (3.05m x 2.87m )

**BATHROOM**  
7'6 x 6'0 (2.29m x 1.83m )

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>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		35	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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			
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Whilst every attempt has been made to ensure the accuracy of the figures 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 for guidance purposes only and should be used as such by the prospective purchaser. The services, specifications and appearance of items have not been tested and no guarantee as to their quantity or efficiency can be given. Drawn with MetreX 12/2023.

**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.

