



Lazenby Crescent, DL3 9QB
3 Bed - House - Semi-Detached
£200,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Lazenby Crescent, DL3 9QB

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER, SMALL FAMILY OR INVESTOR ***

on the market with Smith & Friends Estate Agents, this lovely three bedroom semi-detached house, situated within the sought-after Mowden development in the West End of Darlington, located close to local amenities and good schooling.

The property briefly comprises of; entrance hall, good sized living room, with double doors leading into an open-plan kitchen / diner. Off the Dining area is an additional reception room, used as a sunroom, whilst off the kitchen is a utility room and the garage, which has got an additional downstairs wc installed. The first floor provides a landing, with three bedrooms and a family bathroom.

Externally, the property has a well maintained garden to the front, with a driveway and single garage, whilst the rear of the property has a terraced area and a lower lawn garden with a greenhouse.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

6'0" x 9'5" (1.83m x 2.89m)

Living Room

13'4" x 15'3" (4.07m x 4.67m)

Kitchen / Diner

16'6" x 8'0" (5.03m x 2.44m)

Utility Room

7'1" x 5'11" (2.16m x 1.81m)

Sunroom

7'2" x 10'7" (2.19m x 3.24m)

FIRST FLOOR

Landing

6'5" x 7'2" (1.96m x 2.19m)

Bedroom 1

9'10" x 12'4" (3.01m x 3.78m)

Bedroom 2

9'11" x 11'4" (3.03m x 3.46m)

Bedroom 3

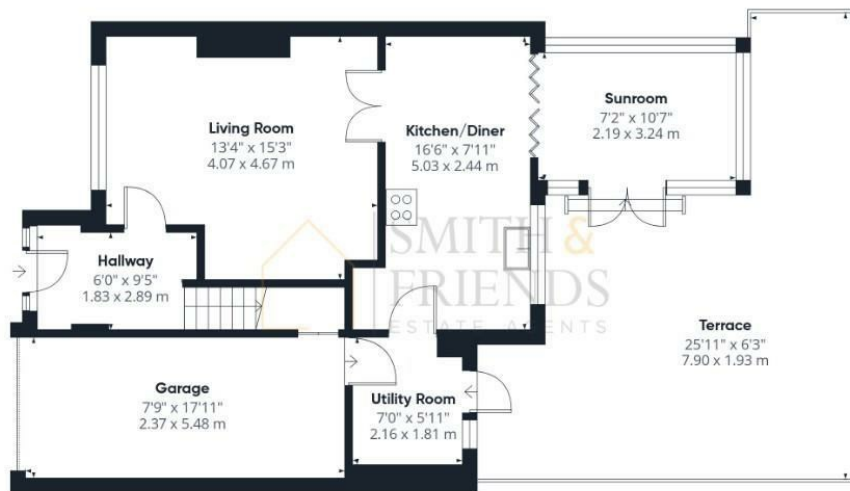
6'5" x 7'10" (1.97m x 2.41m)

Bathroom

6'4" x 8'1" (1.95m x 2.47m)

GARAGE

7'9" x 17'11" (2.37m x 5.48m)



Ground Floor



Floor 1



Approximate total area⁽¹⁾

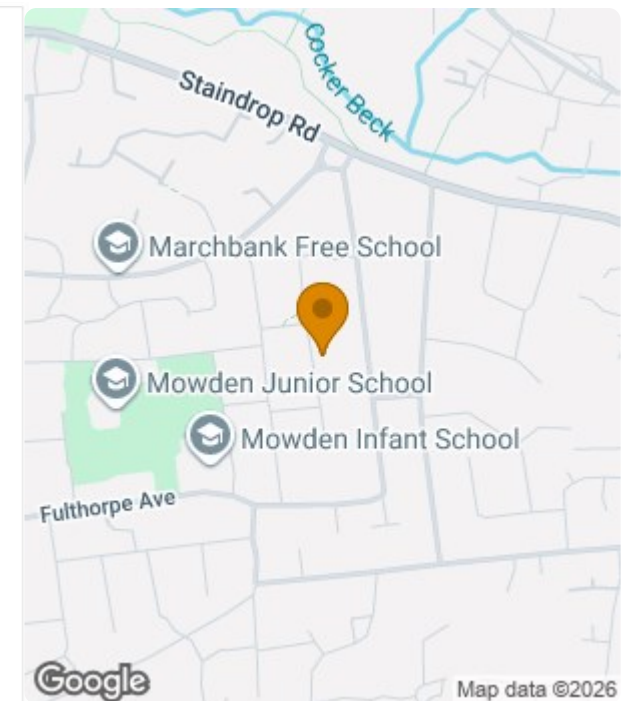
1047 ft²
97.1 m²

Balconies and terraces
377 ft²
35 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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