Marwood Crescent, DL3 0JU
2 Bed - House - Semi-Detached
£155,000

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

SMITH & FRIENDS
ESTATE AGENTS

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*** IDEAL FOR FIRST TIME BUYER, SMALL FAMILY, OR INVESTOR ***

For Sale via Part Exchange, this lovely two bedroom semi-detached house situated within the sought after area of Cockerton, Darlington, located close to local amenities and good schooling.

The property briefly comprises of; Entrance Hall with Understairs Storage, with a Good Sized Living Room to the Front, whilst a Spacious Open-Plan Kitchen / Diner with French Doors to the rear garden.

The First Floor Provides a Landing, with Two Double Bedrooms and a Family Bathroom.

Externally, the property has a small garden to the front, with off-street parking, whilst providing side access to the rear garden, that is majority lawn.

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

GROUND FLOOR

Entrance Hall
12'10 x 6'02 (3.91m x 1.88m)

Living Room
11'02 x 10'01 (3.40m x 3.07m)

Kitchen / Diner
17'08 x 12'07 (5.38m x 3.84m)

FIRST FLOOR

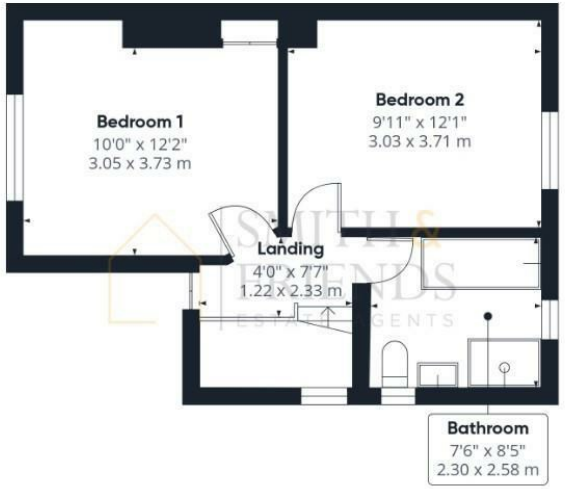
Landing
7'05 x 7'08 (2.26m x 2.34m)

Bedroom 1
12'04 x 10'00 (3.76m x 3.05m)

Bedroom 2
12'03 x 10'01 (3.73m x 3.07m)

Family Bathroom
8'03 x 7'05 (2.51m x 2.26m)

Ground Floor



Floor 1

Approximate total area(1)
752 ft²
69.8 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.

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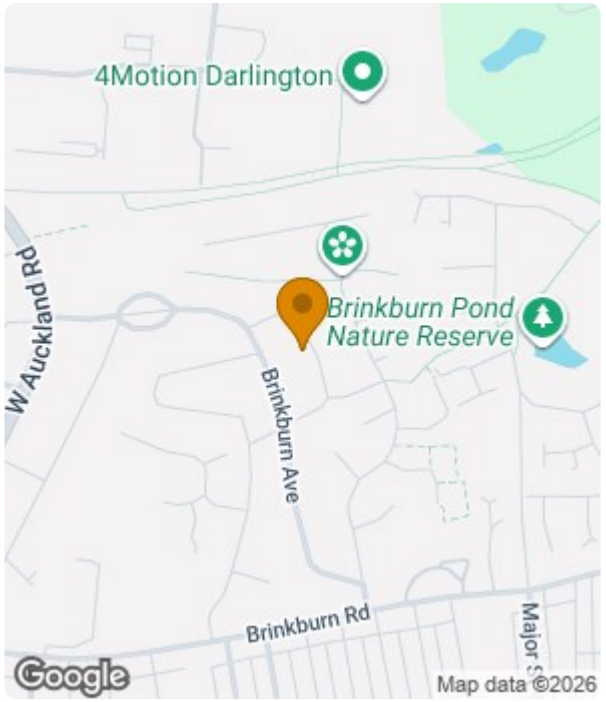

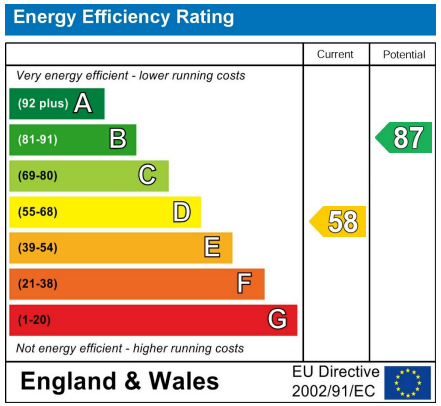

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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