



**** COMPETITIVELY PRICED *** TWO RECEPTION ROOMS *** GOOD SIZED REAR GARDEN **
 ** EXCELLENT TRANSPORT LINKS *** CLOSE TO LOCAL AMENITIES ****

We are pleased to bring to the market this competitively priced end terraced property located on the Branksome development. It lies within walking distance of all shops and amenities to be found at Cockerton village and good transport links to the A1(M) linking the North and South.

The property is mostly double glazed, has gas central heating and has a good sized rear garden.

GROUND FLOOR

Entrance porch, hall with stairs leading to the first floor, lounge and dining room, the kitchen is fitted with a range of wall and base units with a stainless steel sink unit, plumbing for an automatic washing machine and space for a cooker with extractor hood above.

FIRST FLOOR

A small landing opens to two bedrooms and a bathroom which is fitted with a white suite comprising of a panelled bath and wash hand basin. There is a separate w.c.

EXTERNALLY

There is a small front garden and a good sized rear garden which is mainly laid to lawn with a paved and gravelled patio area to be enjoyed during those Summer months.

Malvern Crescent, Darlington, DL3 9UN

2 Bed - House - End Terrace

£84,995

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ENTRANCE HALL

LOUNGE
13'1x10'1 (3.99mx3.07m)

DINING ROOM
10'x7'8 (3.05mx2.34m)

KITCHEN
12'8x8'7 (3.86mx2.62m)

FIRST FLOOR LANDING

BEDROOM
14'1x10'8 (4.29mx3.25m)

BEDROOM
11'2x9'5 (3.40mx2.87m)

BATHROOM

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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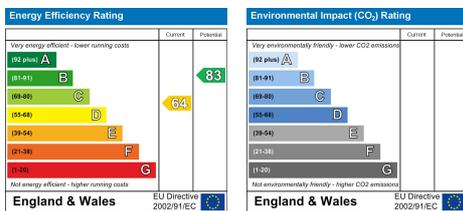
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