



**\*\* GOOD SIZED FAMILY HOME \*\* \*\* WALKING DISTANCE OF TOWN CENTRE \*\* \*\* EXTENDED KITCHEN \*\*  
**\*\* TWO RECEPTION ROOMS \*\* \*\* NO ONWARD CHAIN \*\*****

We are pleased to offer for sale this larger than average three bedroom semi-detached property, located close to shops, amenities and is within easy reach of Darlington Town Centre and the Memorial Hospital. In our opinion the property would suit a number of buyers including a growing family or as an investment opportunity. An internal viewing is recommended to appreciate the accommodation on offer.

The home benefits from gas central heating, double glazing and off street parking.

#### GROUND FLOOR

An entrance hallway, large lounge to the front with feature fireplace, open plan dining room leading to the extended kitchen with modern wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, electric hob, oven, and space for appliances. There is a third reception room that could be used as an additional lounge/family room or as an office.

#### FIRST FLOOR

There are three good sized bedrooms, shower room comprises pedestal wash hand basin, separate shower cubicle and fully tiled walls and floor and separate w.c.

#### EXTERNALLY

There is a rear yard with up and over door with space for parking.

Please Note: Council Tax Band C. Freehold basis.

**West Crescent, Darlington, DL3 7PR**

**3 Bed - House - Semi-Detached**

**£190,000**

**EPC Rating**

**COUNCIL TAX BAND C**

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 SALES • LETTINGS • AUCTIONS *Tees Valley*

## West Crescent, Darlington, DL3 7PR

### ENTRANCE HALLWAY

### LOUNGE

12'2 x 15'5 (3.71m x 4.70m)

### DINING ROOM

10'2 x 10'7 (3.10m x 3.23m)

### KITCHEN

11'1 x 10'3 (3.38m x 3.12m)

### FAMILY ROOM

10'2 x 14'6 (3.10m x 4.42m)

### BEDROOM

10'3 x 14'8 (3.12m x 4.47m)

### FIRST FLOOR LANDING

### BEDROOM

11'2 x 11'5 (3.40m x 3.48m)

### BEDROOM

10'3 x 14'8 (3.12m x 4.47m)

### SHOWER ROOM/W.C.

### SEPARATE W.C.

### FRONT EXTERNAL

### REAR YARD



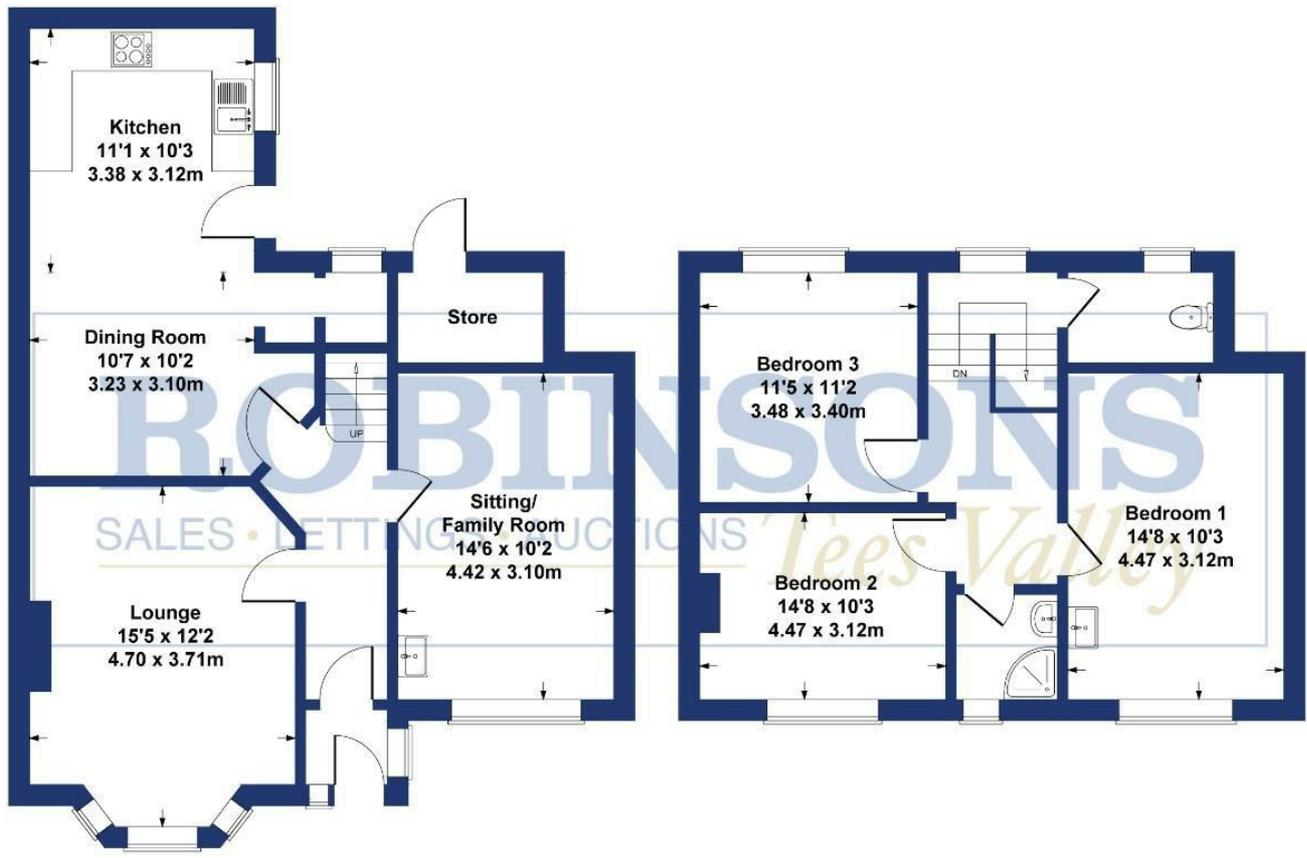
## West Crescent, Darlington, DL3 7PR



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# West Crescent

Approximate Gross Internal Area  
1287 sq ft - 120 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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