



Situated in a highly sought-after area of Darlington, among tree lined streets. West Crescent is a charming semi-detached Georgian Coach House dating back to around 1830. Rich in period character, the property retains many original features including some parquet flooring, Ventrolla refurbished sash windows, an elegant spindle staircase, and distinctive feature fireplaces that add to its timeless appeal.

Spacious and versatile, the house has previously served both as a large family home and a successful HMO. It offers three well-proportioned bedrooms, three generous reception rooms, and two and a half bathrooms comprising a main family bathroom on the first floor, a ground floor shower room with w.c., and an additional first floor w.c.

A standout highlight of the home is the large, extended kitchen which has been thoughtfully refitted with modern floor and wall units, quality worktops, a breakfast bar, and integrated appliances, making it ideal for both family living and entertaining.

Further benefits include a recent full rewire with five-year certification, a newly installed boiler, and an updated central heating system, all adding to the comfort and efficiency of the property. Externally there is a front forecourt with off street parking facilities for two vehicles and enclosed yard to the rear with brick garage.

West Crescent enjoys a prime position just a short distance from Darlington town centre. This highly regarded location offers a blend of period charm and modern convenience, with excellent access to a wide range of amenities including shops, supermarkets, cafés, restaurants, and leisure facilities.

The area is well-served by reputable schools and nurseries, making it ideal for families, while professionals will appreciate the excellent transport links nearby. Darlington railway station is within easy reach, offering regular services to London, Edinburgh, and other major cities, and the A1(M) is just a short drive away for convenient road travel.

West Crescent, Darlington, DL3 7PR

3 Bed - House - Semi-Detached

Open To Offers £250,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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ESTATE AGENTS

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In a popular residential area within walking distance of Darlington town centre, Memorial hospital, Cockerton village and good transport links to the A1(M). We recommend an internal viewing to fully appreciate what this home has to offer.

The accommodation briefly comprises: Entrance Hallway, Lounge, Sitting Room, Dining Room, Kitchen/ Breakfast Room, Shower Room/ wc, Galleried Landing, three Bedrooms, Bathroom/ wc with shower cubicle and seperate Wc.

Externally there is a front forecourt with off street parking facilities for two vehicles. Enclosed yard to the rear with brick garage.

An internal inspection is highly recommended to appreciate the property fully appreciate the accommodation on offer.

GROUND FLOOR

Entrance Hallway

Lounge

14'2 into bay x 13'10 into alcoves (4.32m into bay x 4.22m into alcoves)

Sitting Room

14'10 into alcoves x 13'4 into bay (4.52m into alcoves x 4.06m into bay)

Dining Room

14'4 x 8'8 (4.37m x 2.64m)

Kitchen/ Breakfast Room

16'0 x 9'0 increasing to 13'6 (4.88m x 2.74m increasing to 4.11m)

Shower Room/ wc

8'6 x 3'10 (2.59m x 1.17m)

FIRST FLOOR

Galleried Landing

Bedroom 1

14'10 x 10'2 (4.52m x 3.10m)

Bedroom 2

10'6 x 9'0 (3.20m x 2.74m)

Bedroom 3

14'0 x 7'4 (4.27m x 2.24m)

Bathroom/ wc

11'10 x 8'0 maximum (3.61m x 2.44m maximum)

Separate Wc

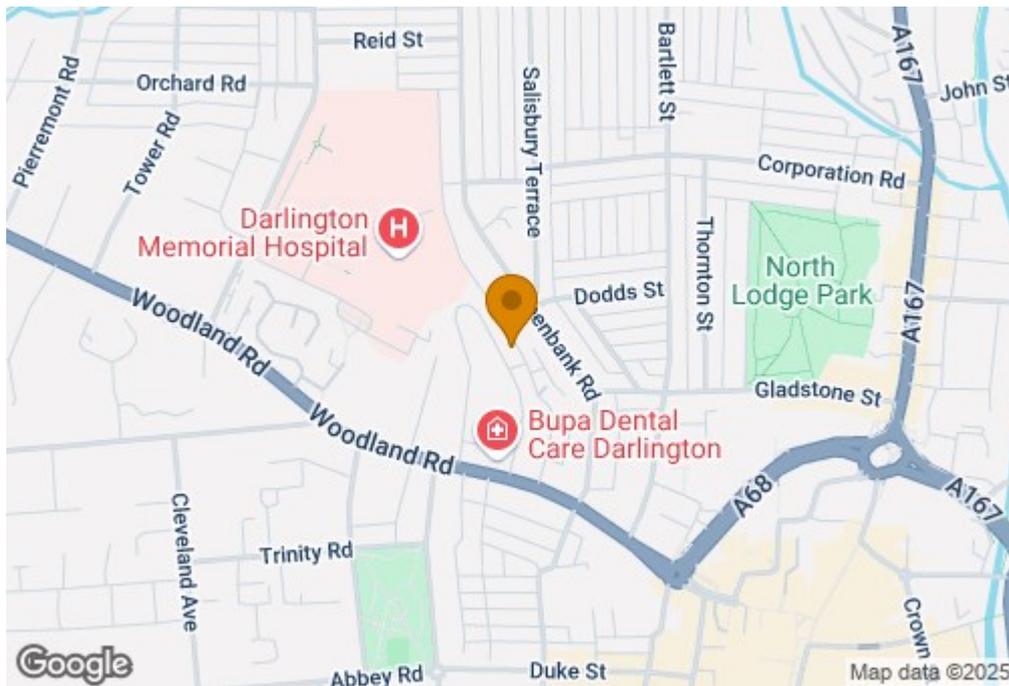
OUTSIDE

Garage

14'4 x 8'8 (4.37m x 2.64m)



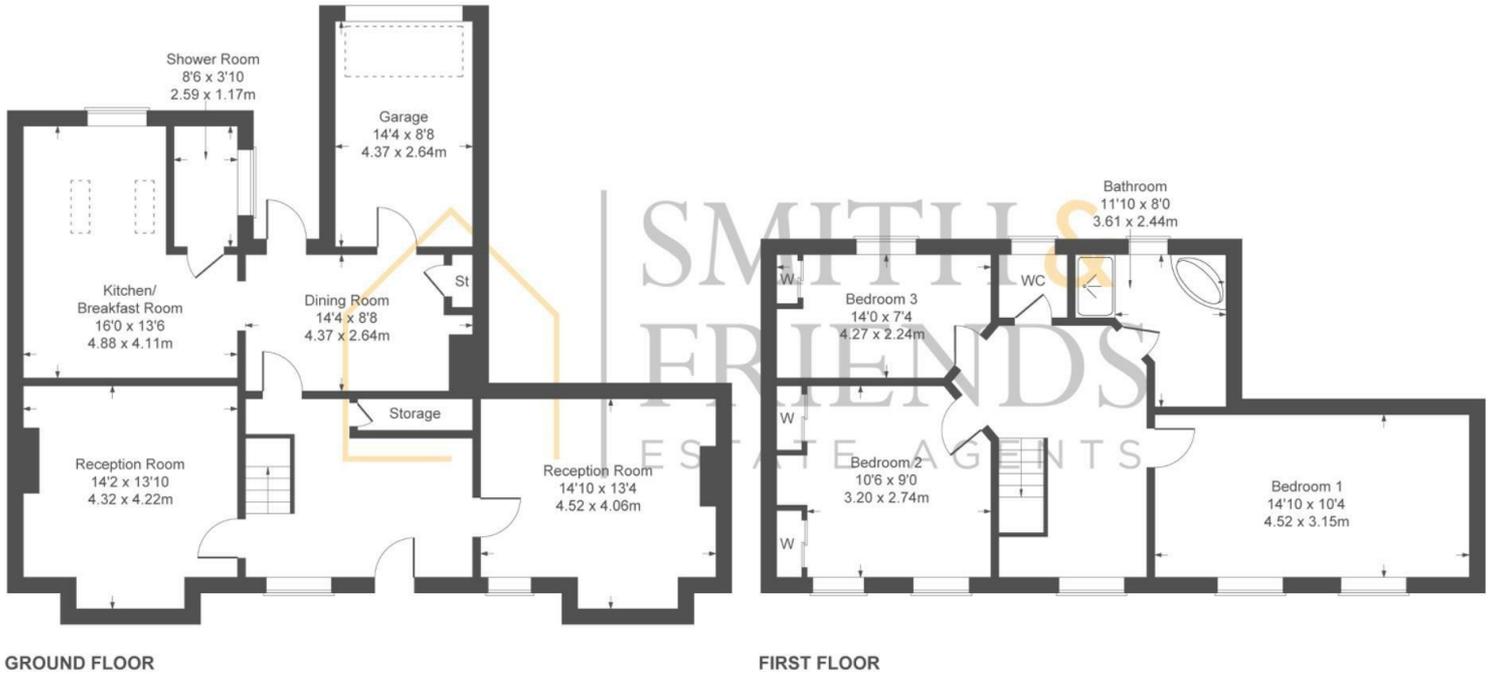
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West Crescent
Approximate Gross Internal Area
1759 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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