



**\*\* EASY REACH OF TOWN CENTRE \*\*\* SPACIOUS FAMILY HOME \*\*\* LOVELY REAR GARDEN \*\*  
 \*\* MODERN WET ROOM \*\*\* OPEN PLAN KITCHEN/DINING AREA \*\***

We are pleased to bring to the market this well maintained three bedroom semi detached property located within easy reach of both the town centre and Memorial hospital.

The property has been well maintained with a good sized rear garden, driveway and garage. Internally there are light and airy rooms and a modern kitchen/dining area with door leading out to the rear garden. An internal viewing is recommended to appreciate the accommodation on offer.

#### GROUND FLOOR

An entrance porch with double glazed front door leading to an entrance hallway with stairs to first floor. The lounge situated to the front has a bay window flooding the room with natural light, laminate flooring and shelving to both the alcoves. The modern fitted kitchen has a good range of wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, there is a breakfast island with built in gas hob, cooker and extractor hood, part tiled walls, spot lights, plumbing for an automatic washing machine, space for a fridge/freezer and door leading to the rear garden. There is also a ground floor cloakroom/w.c.

#### FIRST FLOOR

A landing opens to three good sized bedrooms, the master and second bedrooms have been separated by doors (the original wall could be replaced). The master bedroom has a good sized bay window. The wet room/w.c. has a chrome towel radiator, spot lights, wash basin set in a vanity unit and w.c.

#### EXTERNALLY

A small front garden and driveway leading to a garage (restricted vehicle access) with timber doors which is ideal for storage. The well maintained rear garden with a Westerly aspect has been mainly laid to lawn with a patio area, making it a perfect place to relax during those warmer months. There are raised beds and a spacious timber storage shed.

**West Crescent, Darlington, DL3 7PS**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £210,000**

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**ENTRANCE HALL**

**LOUNGE**

12'11x12'5 (3.94mx3.78m)

**KITCHEN/DINING ROOM**

**GROUND FLOOR CLOAKROOM/W.C.**

**FIRST FLOOR LANDING**

**BEDROOM**

11'4x12'4 (3.45mx3.76m)

**BEDROOM**

11'4x13'2 (3.45mx4.01m)

**BEDROOM**

7'6x8'4 (2.29mx2.54m)

**WET ROOM/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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Strategic Marketing Plan

Dedicated Property Manager

**West Crescent**  
Approximate Gross Internal Area  
1020 sq ft - 95 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. 2021

Energy Efficiency Rating	
Current	Potential
68	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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