



**\*\* COMPETITIVELY PRICED \*\* \*\* LARGE REAR GARDEN \*\* \*\* IDEAL FAMILY HOME \*\***  
**\*\* POPULAR COCKERTON AREA \*\***

We expect demand to be high for this well priced three bedroom semi detached property nicely positioned in this popular part of Darlington which lies within easy reach of the town centre, Cockerton village and the A1(M).

The home is in need of some updating which has been reflected within the asking price however, viewings strongly recommended to appreciate the potential. The sizeable rear garden will certainly not fail to impress and, in our opinion, has excellent potential. There are three good size bedrooms, two doubles and a single perfect for growing family, as are the two reception rooms to the ground floor. uPVC windows and central heating via a refitted combi boiler (2020).

Please Note: Council Tax Band B. Freehold basis. EPC Band D  
Please contact Smith & Friends to arrange a viewing.

**Marwood Crescent, Darlington, DL3 0JU**

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

**£174,995**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Marwood Crescent, Darlington, DL3 0JU



## GROUND FLOOR

Entrance hall with open spindle balustrade leading to first floor. Lounge to the front with bay window flooding the room with natural light and feature fireplace with gas fire. Separate dining room with French doors leading to the garden. Fitted kitchen providing a range of units with laminate work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, single oven and plumbing for a washing machine.

## FIRST FLOOR

Landing with hatch allowing loft access and a window to side elevation. Three bedrooms, second and third bedrooms to the front and principal bedroom to the rear. Bathroom completes the internal accommodation with white suite comprises panelled bath, shower cubicle, basin and separate w.c.

## EXTERNALLY

Driveway allowing parking for two vehicles with pedestrian side access to the large garden which must be viewed to be appreciated. It is predominantly laid to lawn with a patio area, power sockets, external water tap and garden shed.

## ENTRANCE HALL

### LOUNGE

13'2" x 10'6" (4.02m x 3.22m)

### DINING ROOM

12'2" x 11'10" (3.73m x 3.62m)

### KITCHEN

8'6" x 8'6" (2.6m x 2.6m)

## FIRST FLOOR LANDING

### BEDROOM

12'2" x 12'0" (3.73m x 3.68m)

### BEDROOM

12'0" x 10'7" (3.68m x 3.23m)

### BEDROOM

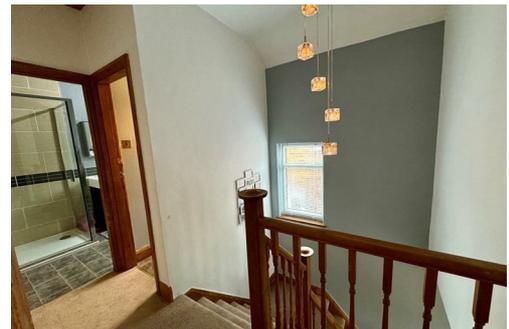
8'7" x 7'5" (2.63m x 2.27m)

## BATHROOM

## SEPARATE W.C.

## FRONT EXTERNAL

## REAR GARDEN

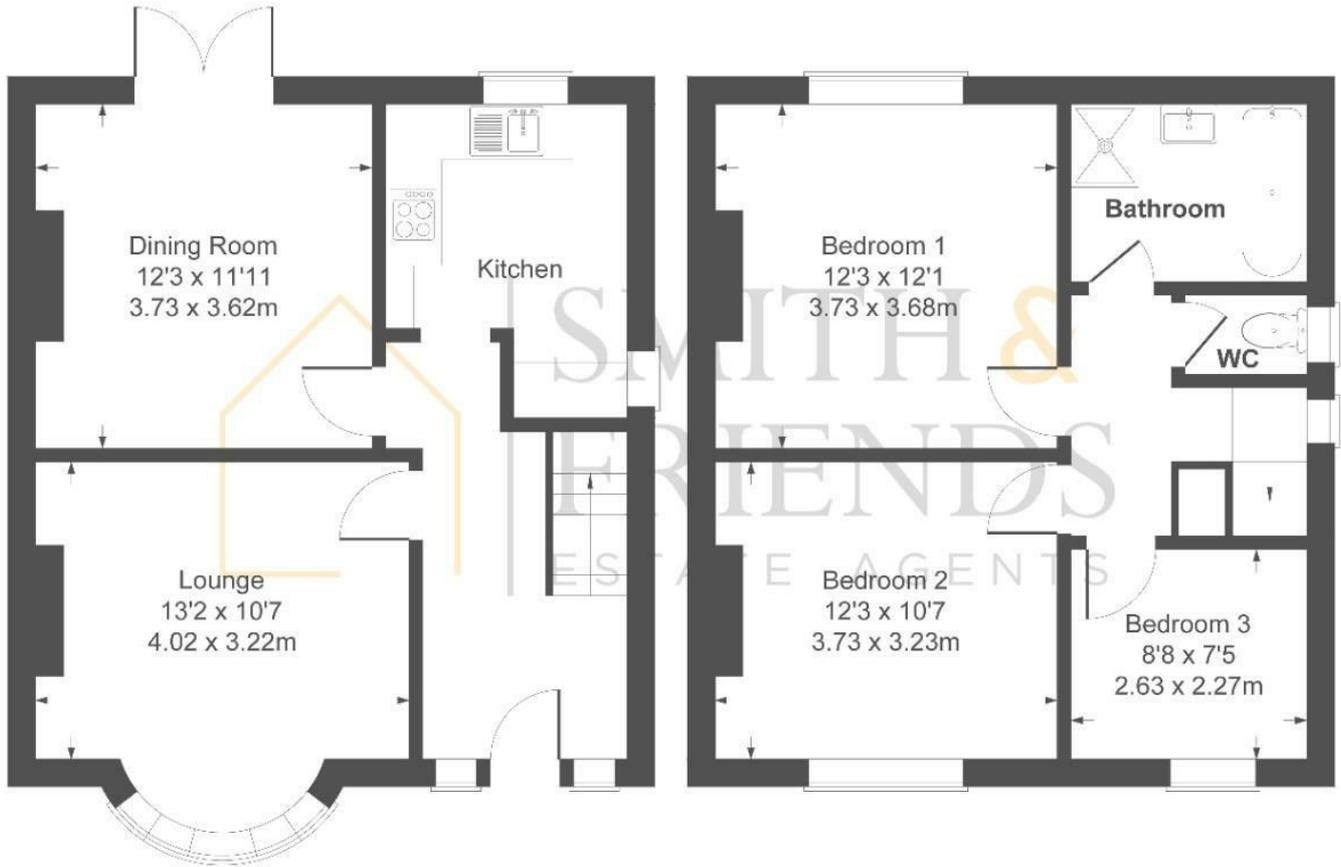


Marwood Crescent, Darlington, DL3 0JU



# Marwood Crescent

Approximate Gross Internal Area  
979 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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