



## Walworth Crescent

Darlington DL3 0TX

£230,000



Venture  
PROPERTIES



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# Walworth Crescent

Darlington DL3 0TX



- Four Bedroom Semi-Detached Property
- Off Street Parking
- Single Detached Garage

- Cockerton Area of Darlington
- Council Tax Band C
- Close to Amenities

- Spacious Rear Garden
- EPC Rating D

In the Cockerton area of Darlington, this charming four-bedroom semi-detached house on Walworth Crescent offers a perfect blend of comfort and style. The property is well presented throughout, making it an inviting home for families or those seeking extra space.

Upon entering, you will find two spacious reception rooms that provide ample room for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The four bedrooms are generously sized, offering plenty of space for rest and personalisation.

The property features a well-appointed bathroom, catering to the needs of a busy household. Externally, the generous rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the single detached garage provides convenient storage or parking options, while the property accommodates parking for two vehicles, enhancing its practicality.

This semi-detached house is not only a lovely family home but also a fantastic opportunity to enjoy the vibrant community of Darlington. With its excellent local amenities and transport links, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful house your new home.

## Entrance Hall

Composite door to side, staircase to first floor landing and radiator.

## Lounge

16'9 x 12'2 (5.11m x 3.71m)

Two Upvc double glazed windows to front, one being a bay style. Feature chimney breast wall with fireplace and inset coal effect fire and radiator.

## Dining Room

10'4 x 10' (3.15m x 3.05m)

Radiator and open aspect to kitchen with ample space for a dining table and chairs.

## Kitchen

15' x 14'2 (4.57m x 4.32m)

Upvc double glazed window to rear, fitted with grey wall, base and drawer units,

including feature breakfast bar. Composite sink with mixer tap, Induction hob with extractor over and eye level oven. Integrated dishwasher, space for a washing machine and American style fridge freezer. Vertical radiator.

## First Floor Landing

Upvc double glazed window to side, access to loft and radiator.

## Bedroom One

13'4 x 9'10 (4.06m x 3.00m)

Upvc double glazed window to front and radiator.

## Bedroom Two

10'4 x 9' (3.15m x 2.74m)

Upvc double glazed window to rear and electric heater.

## Bedroom Three

9'4 x 7'11 (2.84m x 2.41m)

Upvc double glazed window to rear and radiator.

## Bedroom Four

10'2 x 6'7 (3.10m x 2.01m)

Upvc double glazed window to front, storage cupboard housing boiler and radiator.

## Bathroom

Upvc double glazed obscure window to side, bath with shower over and screen, low level w.c, wash hand basin in vanity and radiator.

## Externally

To the front there is a block paved driveway providing off street parking and a gravelled area with well established shrubs. Gated access to the rear of the property.

To the rear the enclosed spacious garden is mainly laid to lawn with patio areas to the side and rear, access to a single detached garage and outdoor w.c. Well established fruit trees.

## Tenure

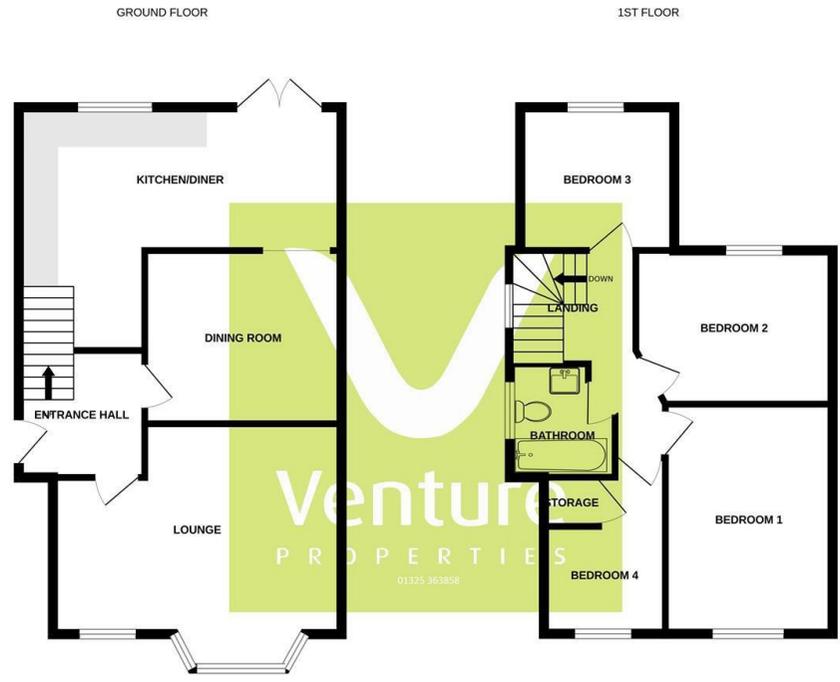
Freehold

## Property Details

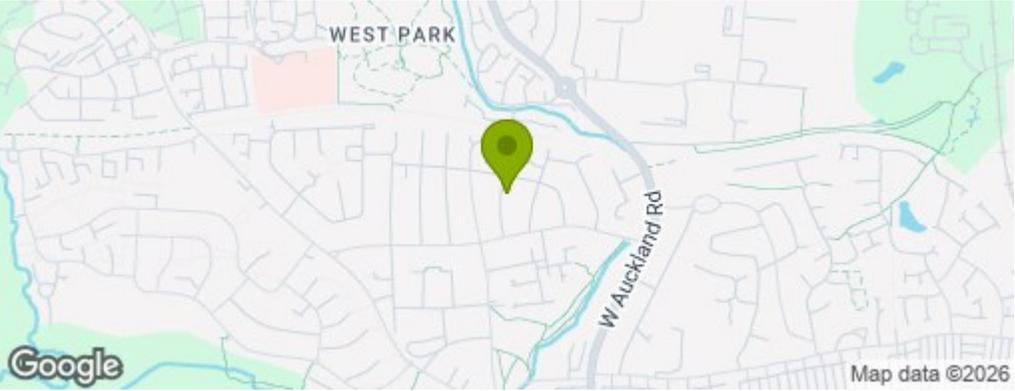
Local Authority: Darlington  
Council Tax Band: C  
Annual Price: £2,108  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,065 ft 2 / 99 m 2  
Plot size 0.09 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Property Information