



Westgate Crescent

Darlington DL3 0SY

£135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Westgate Crescent

Darlington DL3 0SY



- Two Bedroom Semi-Detached Property
- Enclosed Rear Garden
- Council Tax Band B

- Popular Faverdale Location
- Close To Excellent Amenities
- EPC Rating D

- Off Street Parking
- Easy Access to Routeways Across Town And Country With A1M Close

In the Faverdale area of Darlington, this delightful semi-detached house on Westgate Crescent offers a perfect blend of comfort and convenience. Offering two well-proportioned reception rooms with the dining room being open aspect to the kitchen, this property provides ample space for both relaxation and entertaining. The two bedrooms are inviting and bright, making them ideal for restful nights.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the off-street parking, providing you with the convenience of secure parking right at your doorstep.

The rear garden is a lovely addition, offering a private outdoor space where you can enjoy the fresh air, host summer barbecues, or simply unwind with a good book.

Located close to shops and various amenities, this property is perfectly positioned for those who appreciate easy access to local conveniences. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Don't miss the chance to make this charming house your new home.

Entrance Hall

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

Lounge

15'10 x 10'11 (4.83m x 3.33m)

Upvc double glazed bay window to front, with additional circular decorative window. Wall mounted electric fire in surround and radiator.

Dining Room

9'10 x 9'5 (3.00m x 2.87m)

Coving to ceiling and open aspect to kitchen with storage cupboard and radiator.

Kitchen

11'7 x 6'6 (3.53m x 1.98m)

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

unit with mixer tap, electric hob and oven with extractor over. Space for a washing machine, tumble dryer and fridge freezer. Radiator and Upvc door to side. Part tiled New York style tiled walls.

First Floor Landing

Upvc double glazed window to rear and radiator.

Bedroom One

11'1 x 10'10 (3.38m x 3.30m)

Upvc double glazed window to front and radiator.

Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to front, bath with shower over and screen, wash hand basin, storage cupboard and radiator.

Separate W.C

Upvc double glazed obscure window to side and w.c.

Externally

To the rear is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

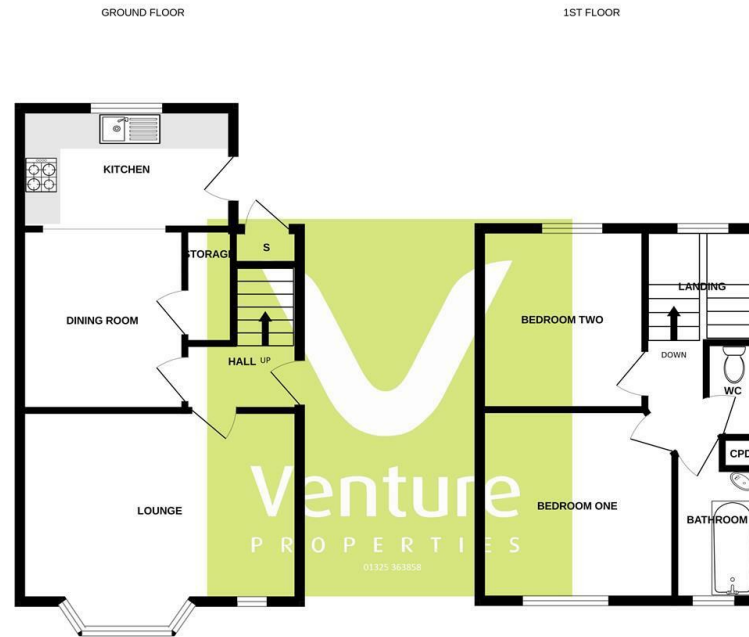
Sky

Virgin

Note

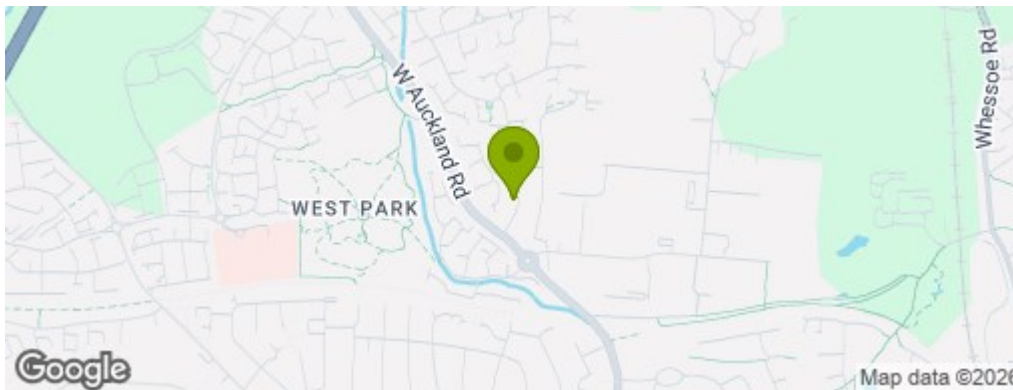
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

www.venturepropertiesuk.com



25 WESTGATE CRESCENT

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 errors, omissions or mis-statements. 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.
Made with Metropix 12020



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com