



## 119 Malvern Crescent, Darlington Asking Price £115,000

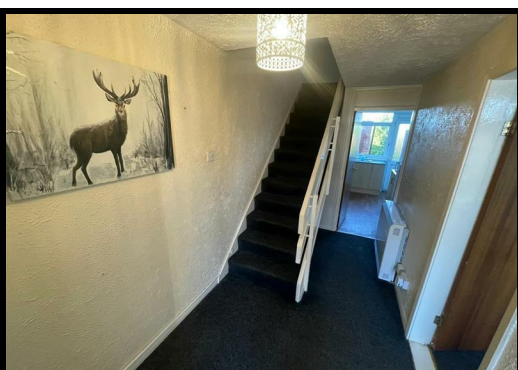
Welcome to this charming property located on Malvern Crescent in the lovely town of Darlington. This semi detached house boasts a spacious living space, perfect for a growing family or those who to love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. a kitchen, the property features three inviting bedrooms, offering plenty of space for a peaceful night's sleep. With a well-maintained bathroom, getting ready in the morning will be a breeze.

Built in 1970, this house exudes character and charm while providing modern comfort. The property is being offered for sale with NO ONWARD CHAIN, making it a hassle-free option for those looking to make a swift move.

Located in a desirable area, this home is surrounded by amenities, schools, and parks, making it a convenient and family-friendly location. Don't miss out on the opportunity to make this house your home sweet home in Darlington.

Contact us today to arrange a viewing and take the first step towards owning this delightful property on Malvern Crescent.





# 119 Malvern Crescent, Darlington

## General Remarks

Offered For Sale with NO ONWARD CAHIN

A superb opportunity has arisen to acquire a well presented three bedroom semi detached residence

Occupying a most pleasing position on Malvern Crescent within the ever popular Branksome area in Darlington

Electric heating

Double glazed windows throughout

Council Tax band A

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Malvern Crescent occupies an extremely pleasing position within the ever popular Branksome area of Darlington.

Conveniently situated within walking distance of an extremely good range of local shops and amenities at Cockerton Village. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre which lies a short drive away. The property is within the catchment area of good local Schools and is well placed for commuters for travel to the business and commercial centres throughout the region via the A1M and the A66.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by an electric heater and is tastefully decorated in neutral tones.

## Living Room

23'9" x 9'8"

The dual aspect living room is warmed by an electric heater, is decorated in neutral tones incorporating a feature wall and benefits from a double glazed window overlooking the front elevation of the property and double glazed patio doors which lead out to the rear garden.

## Kitchen

8'3" x 10'0"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless

steel sink and drainer. The kitchen benefits from vinyl flooring, an integrated electric oven and hob, a cupboard providing useful storage and a UPVC double glazed window overlooking the rear garden. A door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

10'0" x 12'2"

A double bedroom warmed by an electric wall heater, tastefully decorated in neutral tones and benefiting from a double glazed window overlooking the front elevation of the property and built in wardrobes providing useful storage.

## Bedroom Two

9'6" x 11'3"

With pleasant views overlooking the rear garden a further double bedroom warmed by an electric wall heater, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and cupboards providing useful storage.

## Bedroom Three

8'2" x 9'1"

A further bedroom tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

5'6" x 7'1"

The bathroom has tiled walls, vinyl flooring, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn with stunning views overlooking open countryside and a patio area which is ideal for outdoor entertaining.

