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Langholm Crescent,

Darlington, DL3 7ST

Offers in the region of £380,000

House - Townhouse
4 Bedroom/s
1 Bathroom/s

Situated upon one of the most sought after streets in Darlington's West End and within easy reach to the town centre and local amenities this home is sure to be popular. The large south facing garden along with single garage and beautifully presented accommodation throughout will certainly not disappoint. The internal accommodation includes an entrance vestibule with stunning tiled flooring, welcoming entrance hallway, two reception rooms with further garden room off shoot to the rear. The fully modernised kitchen/breakfast room overlooks the stunning rear garden. There is a useful downstairs WC/cloakroom too. The first floor landing gives access to three bedrooms and family bathroom and a "space saving" staircase gives access to a further bedroom upon the top floor. This space could lend itself to becoming the main bedroom and has potential to add en-suite facilities (subject to building work and necessary consents).





- BEAUTIFULLY PRESENTED HOME
- STUNNING PERIOD FEATURES THROUGHOUT
- GARAGE
- SOUTH FACING GARDEN
- WEST END LOCATION

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

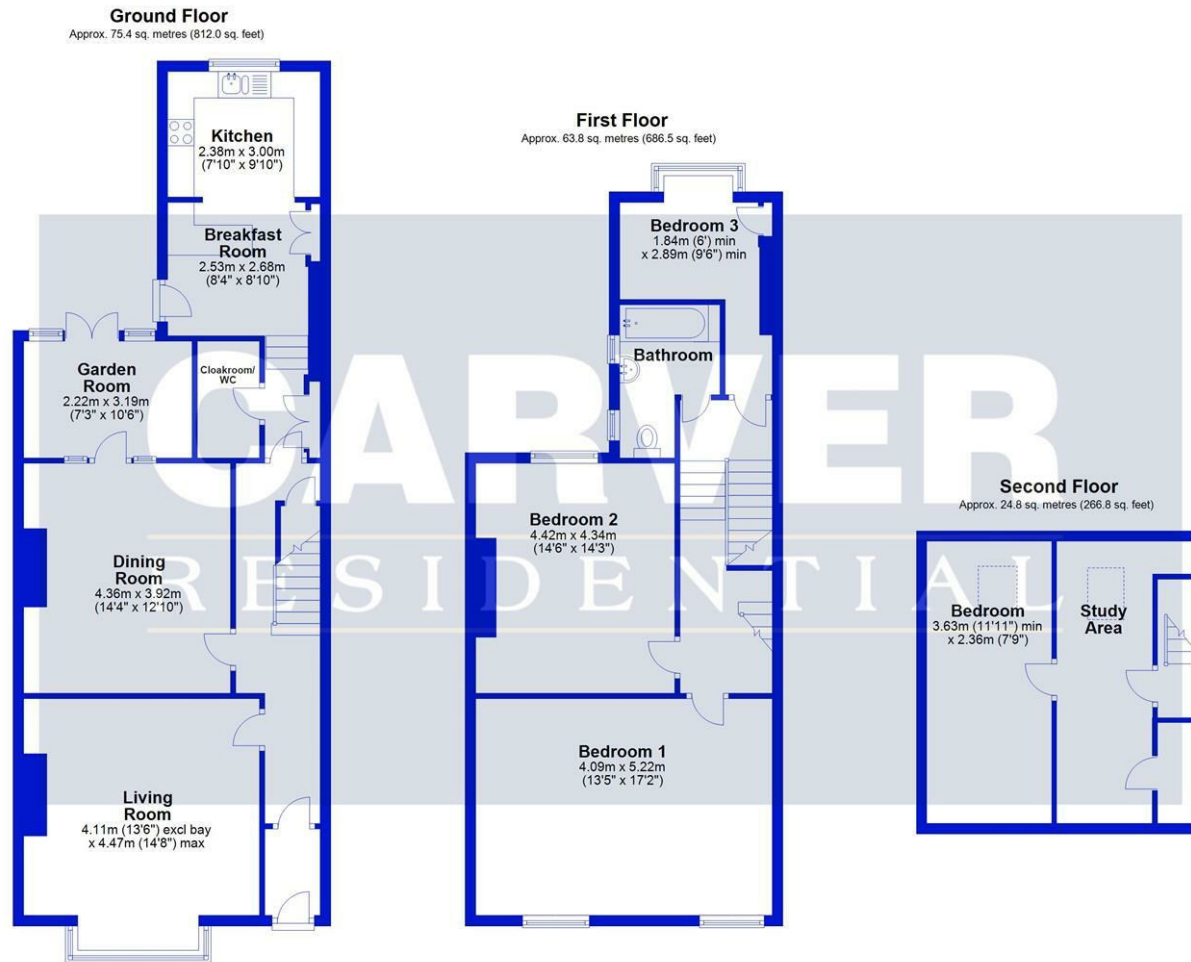
Local Authority: Darlington Borough Council (Tax Banding D)











Total area: approx. 164.0 sq. metres (1765.2 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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