



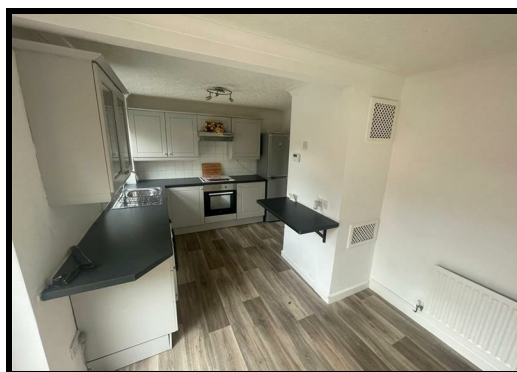
52 Malvern Crescent, Darlington **Offers Over £120,000**

Situated in the charming area of Malvern Crescent, Darlington, this delightful end terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by an entrance porch way, a welcoming entrance hallway, two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The natural light that floods these spaces creates a warm and welcoming atmosphere. There is a modern and most contemporary kitchen. The house features three generously sized bedrooms, providing ample room for relaxation and personalisation.

The bathroom is conveniently located, ensuring ease of access for all residents. This property is particularly appealing as it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process.

Malvern Crescent is situated in a desirable location, with local amenities, schools, and parks within easy reach, making it an ideal setting for family life. This end terrace house combines comfort, space, and convenience, making it a must-see for anyone looking to settle in Darlington. Don't miss the chance to make this lovely house your new home.



52 Malvern Crescent, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Malvern Crescent in Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band A

We recommend 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 Porch Way

The property is entered through a UPVC double glazed door with double glazed windows to the front and side elevations leading in to an entrance porch way. The porch way benefits from laminated flooring.

Entrance Hallway

The welcoming entrance hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring and an under stairs cupboard providing useful storage.

Living Room

11'3" x 12'9"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones incorporating a stylish feature wall and benefits from a UPVC double glazed window overlooking the front elevation of the property and laminated flooring.

Kitchen / Dining Room

17'10" x 9'10"

The open plan kitchen / dining room is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and

drawer units with contrasting worktops incorporating a stainless-steel sink and drainer and benefits from a UPVC double glazed window, vinyl flooring, a washing machine, fridge freezer and an electric oven with a gas hob and overhead extractor hood. The dining room is tastefully decorated in neutral tones and benefits from vinyl flooring and UPVC double glazed French doors which lead to the rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

9'10" x 9'10"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from a UPVC double glazed window.

Bedroom Two

9'9" x 9'6"

A further double bedroom overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Three

8'0" x 6'5"

Overlooking the front elevation of the property a further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

The bathroom has laminated flooring, two UPVC double glazed windows with privacy glass, partially tiled walls and is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low-level WC.

Externally

Externally to the front and side of the property there are gardens which are laid to lawn. To the rear of the property there is a paved garden designed for low maintenance, a raised bed with a variety of plants and shrubs and a decked patio area which is ideal for outdoor entertaining.

