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SALES & LETTINGS

Pierremont Crescent

Darlington, DL3 9PA

Price £360,000

House - Townhouse



Situated within the highly regarded West End of Darlington, this impressive, well proportioned four/five-bedroom Victorian townhouse on Pierremont Crescent offers spacious and versatile accommodation arranged over four floors, ideal for modern family living.

The property is well presented throughout with an abundance of beautiful original features providing an exceptional blend of period charm and elegant detailing. A lovely hallway leads to a lounge with bay window and feature fireplace, a separate dining room also with a fireplace, and a fabulous kitchen/breakfast room. There is a good size converted basement currently used as a sitting room/office which could easily be used as a further bedroom,

To the first floor there are two double bedrooms with the master bedroom a particularly good size, and a beautifully appointed bathroom/w.c. with a freestanding roll-top bath and a large walk in shower. There is also a separate w.c. To the second floor there are two further bedrooms with eaves storage. Externally there is a large yard to the rear with outhouses and there is a forecourt garden to the front.

The property is situated within walking distance of local schools and shops with Darlington Town Centre less than a mile away.



- Fabulous substantial town house
- Beautiful original period features throughout
- Walking distance to schools parks and shops
- Accommodation spread across four floors
- Flexible spacious family home
- Located in Darlington's West End

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

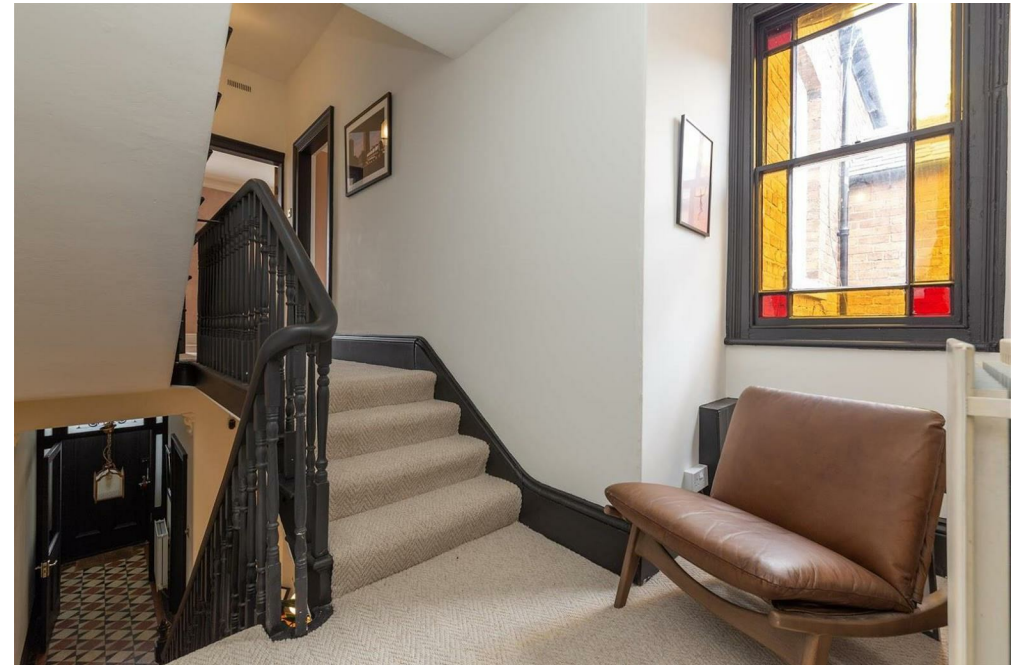
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)



Approx Gross Internal Area
207 sq m / 2229 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
2077.00 sq ft

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