



country properties  
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Pierremont Crescent  
Darlington, DL3 9PA

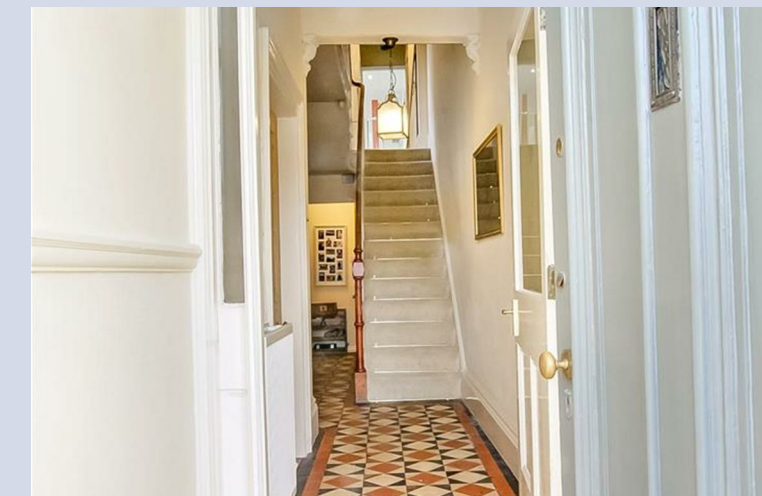
**Price £265,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

**Pierremont Crescent is a sought after popular West End location within minutes walking distance to excellent schools and amenities.**

A most impressive town house set over four floors with period features throughout, all adding to the charm and character of this outstanding West End home. The property is deceptively spacious and requires internal viewing to be fully appreciated. The property briefly comprises entrance vestibule, large reception hallway with feature tiled flooring and return spindled balustrade staircase giving access to first floor, two sizeable reception rooms, both having stunning period fireplaces, kitchen breakfast room fitted with a range of units together with Aga oven and access to rear. From the kitchen there are stairs leading to the lower ground cellar / store and further study. To the first floor there is a spacious landing area giving access to all first floor accommodation, bedroom one with feature fireplace, further good sized double bedroom, bathroom with high level WC, walk-in shower, free standing bath with claw feet, wash hand basin, useful vanity cupboard, separate WC with low level suite, further staircase giving access to second floor landing with walk-in box room, two further double bedrooms with storage in the eaves.

Externally there is a walled garden with access gate and footpath, to the rear there is a further enclosed garden area designed for low maintenance with astro turf, ideally suited for a family play area, together with water tap and useful store and double gates allowing off road parking. Offering flexible living accommodation throughout, the property is suited to family occupation.





- IMPRESSIVE PERIOD TOWNHOUSE OFFERING A WEALTH OF ORIGINAL FEATURES
- WEST FACING REAR GARDEN
- SUITED TO FAMILY OCCUPATION
- MINUTES WALKING DISTANCE TO EXCELLENT WEST END SCHOOLING
- ACCOMMODATION OVER 4 FLOORS
- DECEPTIVELY SPACIOUS

**GENERAL INFORMATION**

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding C)



BASEMENT LEVEL

ENTRANCE FLOOR

1ST FLOOR

2ND FLOOR

CARVER BUILDING SURVEYORS

Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created especially for you, by iStock Ltd. Made with Mapbox ©2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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