



**West Crescent, DL3 7PR**  
**3 Bed - House - Semi-Detached**  
**£575 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Well presented larger than average three bedroom semi-detached property, located close to shops, amenities and school and is within easy reach of Darlington Town Centre and the Memorial Hospital, The home benefits from gas central heating, double glazing and off street parking.

The spacious property comprises large lounge to the front with feature fireplace, open plan dining room and kitchen with modern wall and base units with integrated oven and space for appliances. There is a third reception room that could be used as an additional lounge/family room or as an office. Ascending to the first floor there are three good sized bedrooms, shower room comprises pedestal wash hand basin, separate shower cubicle and fully tiled walls and floor and separate w.c. Externally there is a rear yard with up and over door with space for parking. We highly recommend an internal viewing to fully appreciate what this home has to offer.

Deposit: £575

Please Note: No pets, no smokers

#### **ENTRANCE**

#### **LOUNGE**

12'2" x 15'5" ( 3.71 x 4.70)

#### **DINING ROOM**

13'3" x 9'1" (4.06 x 2.77)

#### **KITCHEN**

11'1"x10'3" (3.38x3.12)

#### **FAMILY ROOM**

10'2" x 14'6" ( 3.10 x 4.42)

#### **Bedroom**

10'4"x10'7" (3.15x3.23)

#### **Bedroom**

11'2"x11'5" (3.40x3.48)

#### **Bedroom**

10'3"x14'8" (3.12x4.47)



# OUR SERVICES

Mortgage Advice

Conveyancing

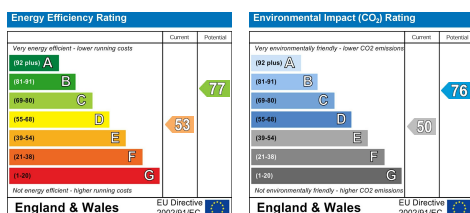
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

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DH1 3HI

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T: 0191 383 9994 (option1) (Lettings)

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## REGIONAL LETTING & MANAGEMENT CENTRE

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T: 0191 383 9994 (option1) (Lettings)

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## INGLEBY BARWICK

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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