



**Marwood Crescent
Darlington
Durham
DL3 0JU**

Offers in Excess of £170,000

bettermove

Marwood Crescent Darlington

Bettermove are proud to present this 3 Semi-Detached House in the sought after area of Darlington.

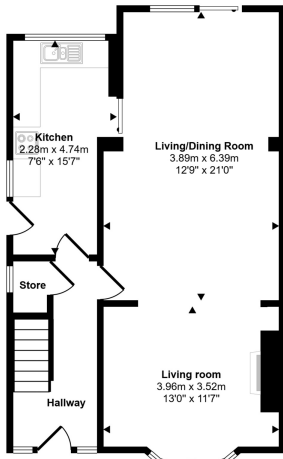
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this beautifully presented property comprises a spacious and open plan living room and dining room, the fitted kitchen and ample storage space throughout on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Darlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A68, the A1(M) and many local bus routes.

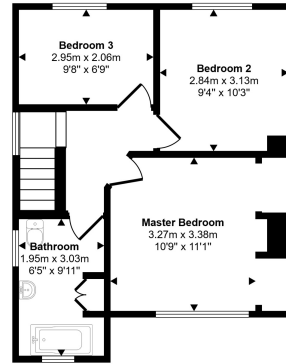
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor
Approx 56 sq m / 600 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor
Approx 42 sq m / 452 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk