

Lazenby Crescent, Darlington, DL3 9QB  
Offers in the region of £235,000

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'The Art of Property'



# Lazenby Crescent, Darlington, DL3 9QB

## Offers in the region of £235,000

### Council Tax Band: C

Stunningly Refurbished Home | High-Specification Dining Kitchen | Generous Corner Plot | South-Facing Garden | Double Driveway | Garage | West End - Nestled within the sought-after Mowden development in Darlington's desirable West End, this exceptional two-bedroom semi-detached home has undergone a comprehensive and high-quality refurbishment by the present owner, with considerable attention to detail and no expense spared.

Ideally positioned within walking distance of well-regarded primary and secondary schools, the property is also within easy reach of Cockerton Village, Darlington town centre and excellent transport links, including the A1(M) & A66.

The impressive refurbishment includes full re-plastering throughout (apart from the ground-floor shower room), an electrical rewire, Worcester combi boiler, uPVC double glazing, extensive redecoration and quality flooring, and bespoke cabinetry fitter in the lounge.

A particular feature is the stunning high-specification dining kitchen, beautifully appointed with contemporary fitted units, integrated appliances, quartz work surfaces and a Belfast sink, whilst providing excellent space for dining and entertaining.

The accommodation comprises entrance porch, hallway, impressive lounge leading into a delightful conservatory extension, modern ground-floor shower room and the superb dining kitchen. To the first floor are two generous double bedrooms, both tastefully decorated. (Please note: the multi-fuel stove currently situated within the lounge is not included in the sale).

Externally, the property occupies a favourable and substantial corner plot, with wraparound gardens extending to the front, side and rear. The south-facing rear garden offers an excellent outdoor space and potential for an extension, subject to the relevant consents.

Further benefits include driveways to both the front and rear. The front featuring an EV charging point, and the rear driveway leading to a garage with power.

A beautifully refurbished and exceptionally well-presented home, offering a superb standard of accommodation, impressive specification and an enviable corner plot. Early viewings come strongly recommended.

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PLEASE NOTE  
Council Tax Band: C  
Tenure: FREEHOLD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER  
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the

maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

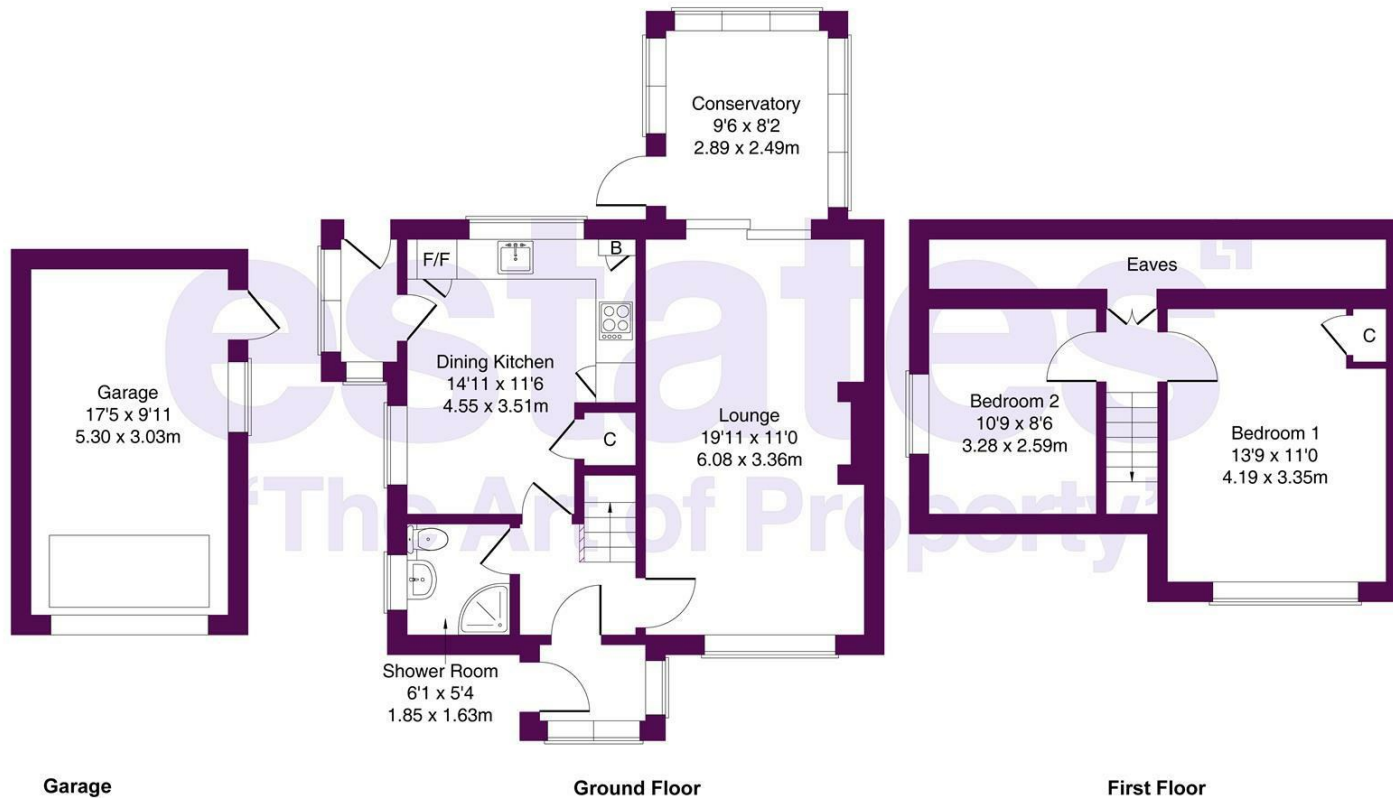
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**Lazenby Crescent, Darlington, DL3 9QB**

Approximate Gross Internal Area: (1042 sq ft - 97 sq m.)

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
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Not to Scale. Produced by The Plan Portal 2026  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 65                      | 85        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |