



# CARVERS

SALES & LETTINGS

Coniscliffe Road

Darlington, DL3 7ET

Price £650,000

House - Terraced



Home of distinction!!

Wow, recently renovated to an incredibly high standard, welcome to this stunning Georgian Town House overlooking picturesque 'Green Park' to the rear, located in Darlington's West End, on the popular Coniscliffe Road, Darlington.

This beautifully finished townhouse is something else, it needs to be seen to be appreciated, offering comfort and most definitely style! Whilst still retaining the character of the Georgian period.

The house boasts two stunning reception rooms, a HUGE formal dining room and a large lounge room, both finished in period colors, multi-fuels wood burners as focal points but also framed by those stunning views over Green Park to the rear!

Take a look at the Heart of the home, the kitchen, a cook's delight and an entertainer's paradise, complete with Range cooker and bespoke cabinetry, try keeping friends and family away.

With four spacious bedrooms, beautifully decorated this property is ideal for families or professionals seeking space for family, guests or a home office.

The three amazing well-appointed bathrooms ensure convenience for all residents, two ensuite and this unbelievable family bathroom. Yes, that copper bathtub proved difficult to get in but a crane and determination came good!! The layout of the home is thoughtfully designed, with a further W/C on the ground floor.

There is a large cellar area on the lower ground floor to renovate and use as you choose, currently storage.

Additionally, the property features parking for two vehicles, an asset in this desirable area. The location is literally town center, not only convenient for local amenities, restaurants, bars etc but also offers easy access to transport links, making it an excellent choice for commuters.

This amazing home on Coniscliffe Road is a one-of-a-kind opportunity for anyone looking to enjoy a cosmopolitan lifestyle while enjoying the comforts of a spacious and beautifully finished home. Don't miss the chance, make this property your 'Home'.











- Renovated to a high standard of finish, beautiful Georgian period home
- Upgraded stunning period staircase
- 4 bedrooms, 2 with ensuite (further downstairs W/C)
- Private terraced garden (large)
- Off street parking and single garage
- Two large reception rooms, formal dining and lounge
- Bespoke kitchen with range cooker
- Stunning family bathroom, with copper bath and fittings
- Views over Green Park
- Stunning location, close to town, amenities, schools etc.

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

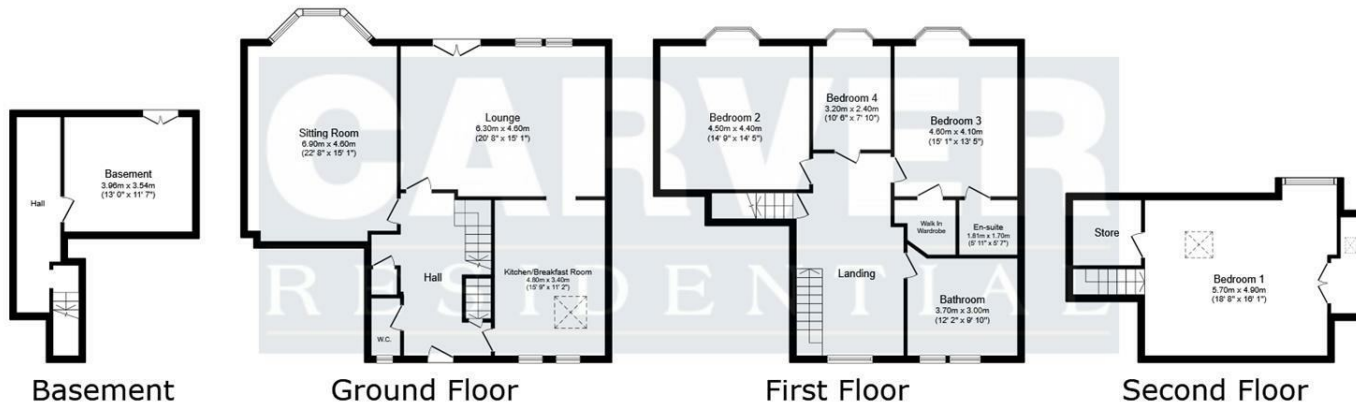
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#### Property Size

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 and/or garage)





| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |

Property size taken from EPC  
2335.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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