CARVERS

SALES & LETTINGS

Coniscliffe Road

Darlington, DL3 7RW

Offers over £300,000

House - Townhouse

4

3

2

Iconic townhouse, Iconic and popular location....
Welcome to Coniscliffe Road, Darlington.
Set over 3 floors this stunning townhouse offers space and comfort with style from a bygone era, a better era if you ask me, when they built house to last and sparred no expense doing it!.

Ideal for modern family living. Spanning an impressive 1,700 square feet, the property boasts three well-appointed ground floor reception rooms, formal lounge to the front with open plan into the dining area or second lounge, with large kitchen / diner serving as the heart of the home, providing space for family relaxation and entertaining your friends and family.

Heading upstairs we have 4 spacious bedrooms over 2 floors, however depending on your needs and desires the large bedroom to the front has been used as a magnificent lounge room with HUGE floor to ceiling arched windows and a particularly nice Victorian fireplace! Would you prefer it as a lounge room or a bedroom, it's up to you?
A versatile layout designed to offer a peaceful retreat at the end of the day. With two modern bathrooms, (and a further toilet on the ground floor) making morning routines and family life effortless, convenience for all the family.

This townhouse is not just a house; it is an Iconic 'Home' a place where memories can be made.
Situated in a desirable area, on the edge of Darlington town center, residents will benefit from the local town amenities, fantastic schools, with the transport links that Darlington has to offer. The train station is a short walk or 4 minute drive away, making it an excellent choice for those seeking a vibrant lifestyle or needing to commute.

In summary, this property on Coniscliffe Road is a fantastic opportunity for anyone looking for a spacious characterful well-located home. With its generous versatile living and comfortable space, it is sure to appeal to families and professionals alike. Do not miss the chance to make this charming townhouse your new Iconic 'Home

- Iconic Townhouse
- Large Kitchen / dining
- 2 family bathrooms and downstairs W/C
- Restaurants, cafes, Bars etc on a short walk away
- Residential permit parking to the front
- Multiple living spaces to use as you please (stunning first floor lounge if preferred)
- 4 Spacious bedrooms
- Literally, Town center location
- Fantastic school catchment area, with highly regarded schools on your doorstep
- Darlington's North / South main rail line nearby

GENERAL INFORMATION

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Local Authority: Darlington Borough Council (Tax Banding D)

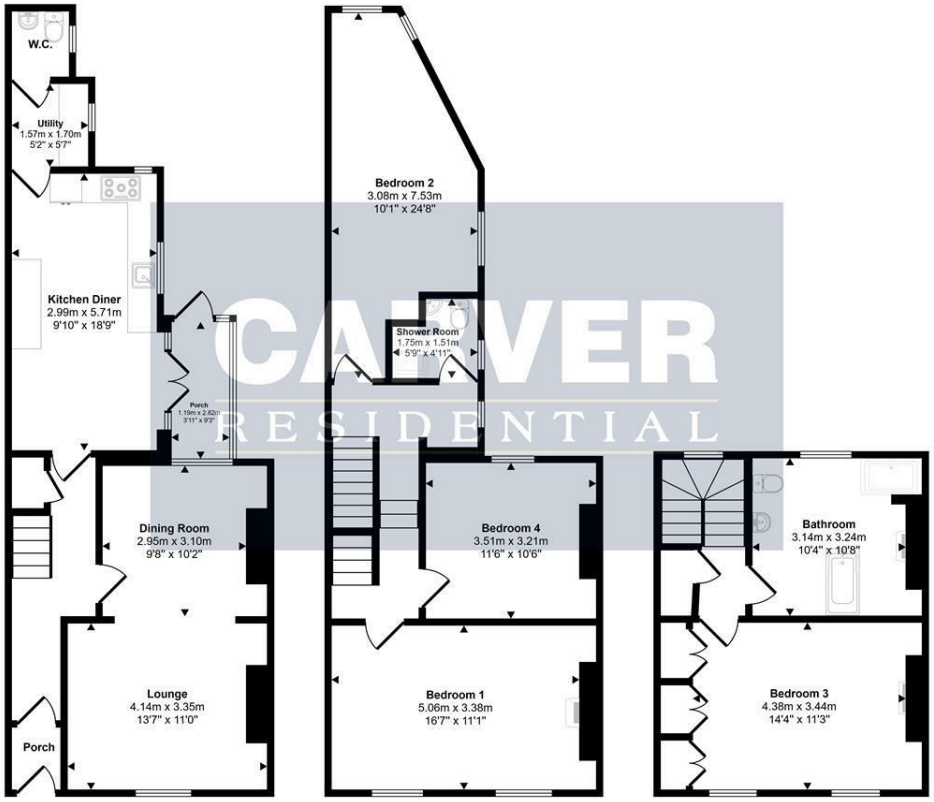
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)

Approx Gross Internal Area
161 sq m / 1734 sq ft



Ground Floor
Approx 62 sq m / 669 sq ft

First Floor
Approx 62 sq m / 672 sq ft

Second Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property size taken from EPC
1700.00 sq ft

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14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk