



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 spared 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.





- 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.

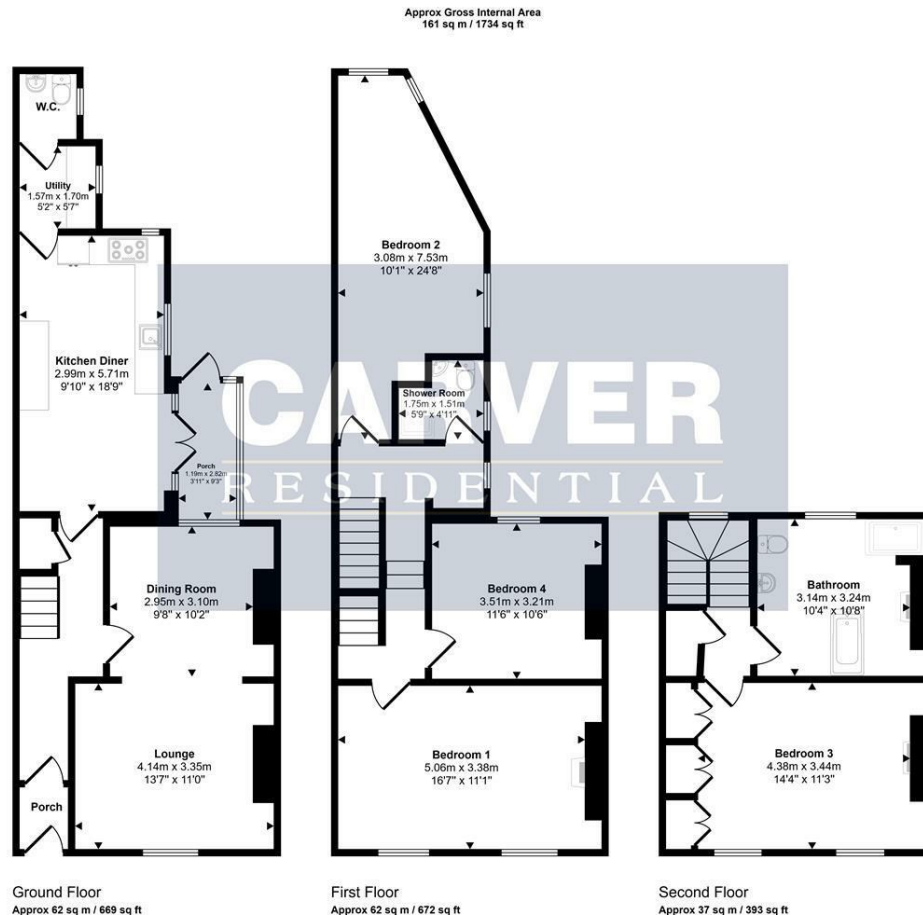
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

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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)



Floor Area from EPC -
1700.00 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.

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