



CARVERS
SALES & LETTINGS

Victoria Embankment
Darlington, DL1 5JR
Offers over £190,000

House - Terraced



A beautifully presented and sympathetically refurbished period house, retaining a lovely range of original features including fireplaces, cornice work and wood flooring. The property combines the character and proportions of its period with the comfort and finish of a modern home, and is particularly conveniently situated for the railway station and town centre.

The accommodation begins with an entrance lobby leading into a welcoming entrance hallway, with a good-sized lounge featuring a bay window and attractive fireplace. There is a separate dining room, again with an original fireplace, while the impressive 22' kitchen/breakfast room has been refitted with a most attractive range of floor and wall units incorporating integrated appliances and provides a generous and versatile space for everyday living and entertaining.

To the first floor there are two bedrooms, the principal bedroom having a bay window, together with a well-appointed bathroom with separate shower cubicle. There is also a useful utility room positioned beyond the bathroom.

The second floor provides a further bedroom with a separate W.C., making this a particularly flexible home with accommodation arranged over three floors.

Externally, there is a forecourt garden to the front and a pleasant enclosed yard to the rear.

A characterful and beautifully refurbished period home, Victoria Embankment offers generous accommodation, attractive original features and a very convenient location.



- Beautifully presented refurbished period home
- Lounge with fireplace and bay dining room also with fireplace
- Two bedrooms-large master-bathroom with shower and separate utility room
- yard to the rear forecourt garden to the front
- Well proportioned accommodation with some lovely features.
- Fabulous 22' kitchen/breakfast room with integrated appliances
- Third bedroom with w.c. off on the second floor
- Very conveniently located close to the station and town centre

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

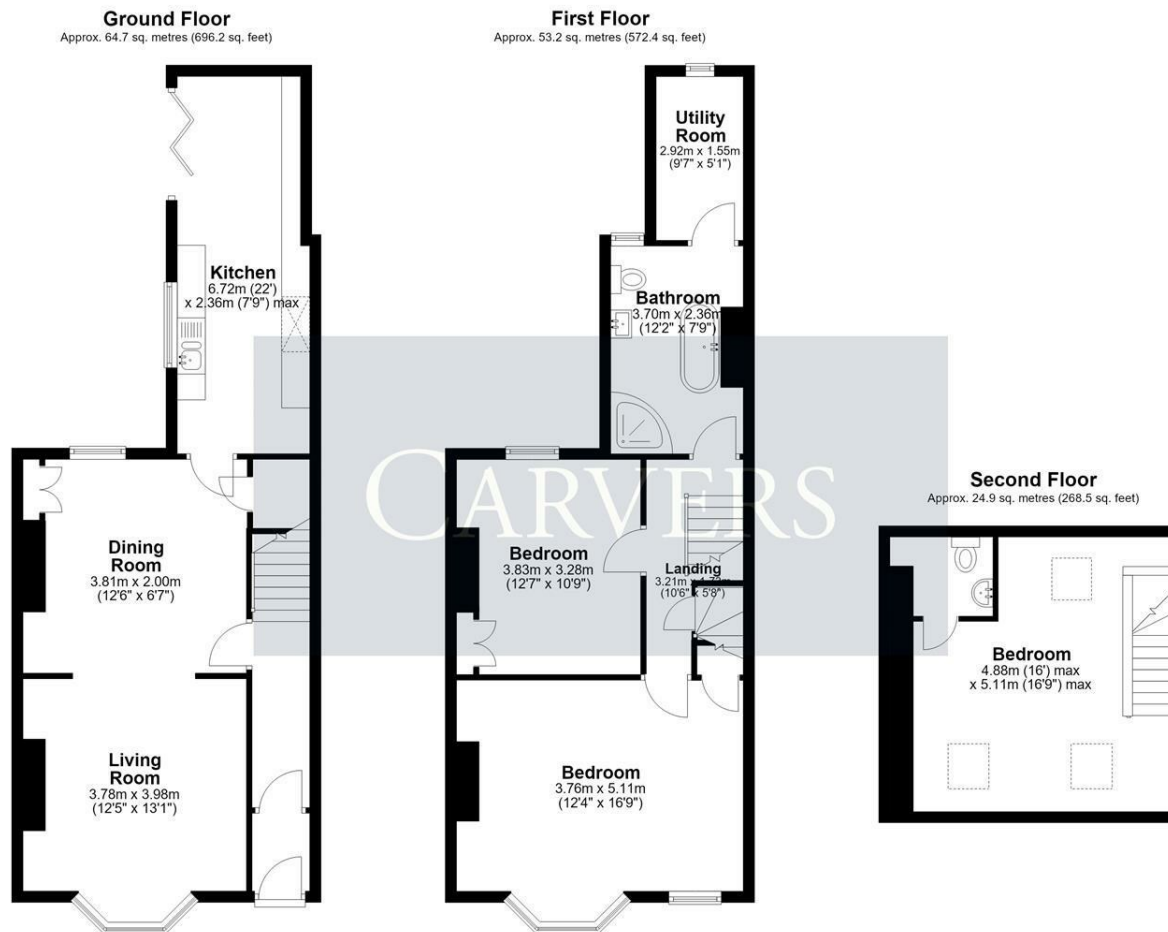
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Property Size

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 e.g. a conservatory and/or garage)





Total area: approx. 142.8 sq. metres (1537.1 sq. feet)
46 Victoria Embankment, Darlington

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		
England & Wales		
EU Directive 2002/91/EC		

Property size taken from EPC
1410.00 sq ft

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