



# CARVERS

SALES & LETTINGS

Coniscliffe Road  
Darlington, DL3 7RW  
Offers over £300,000

House - Townhouse



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.

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

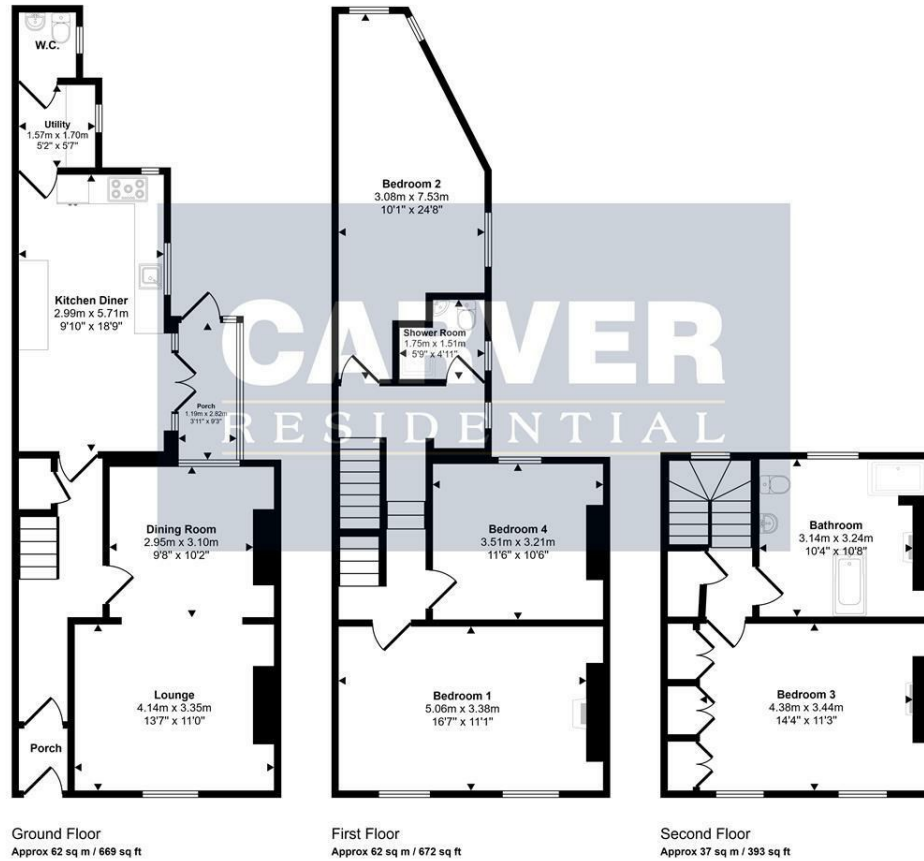
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## Property Size

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)



Approx Gross Internal Area  
161 sq m / 1734 sq ft



Property size taken 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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