CARVERS

SALES & LETTINGS

Victoria Embankment

Darlington, DL1 5JR

Offers over £190,000

House - Terraced

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A beautifully presented and sympathetically refurbished period house, retaining a lovely range of original features including fireplaces, cornice work and wood flooring. With no onwards chain, 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
- NO CHAIN!!
- 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 twon centre
- Full house double glazing

GENERAL INFORMATION:

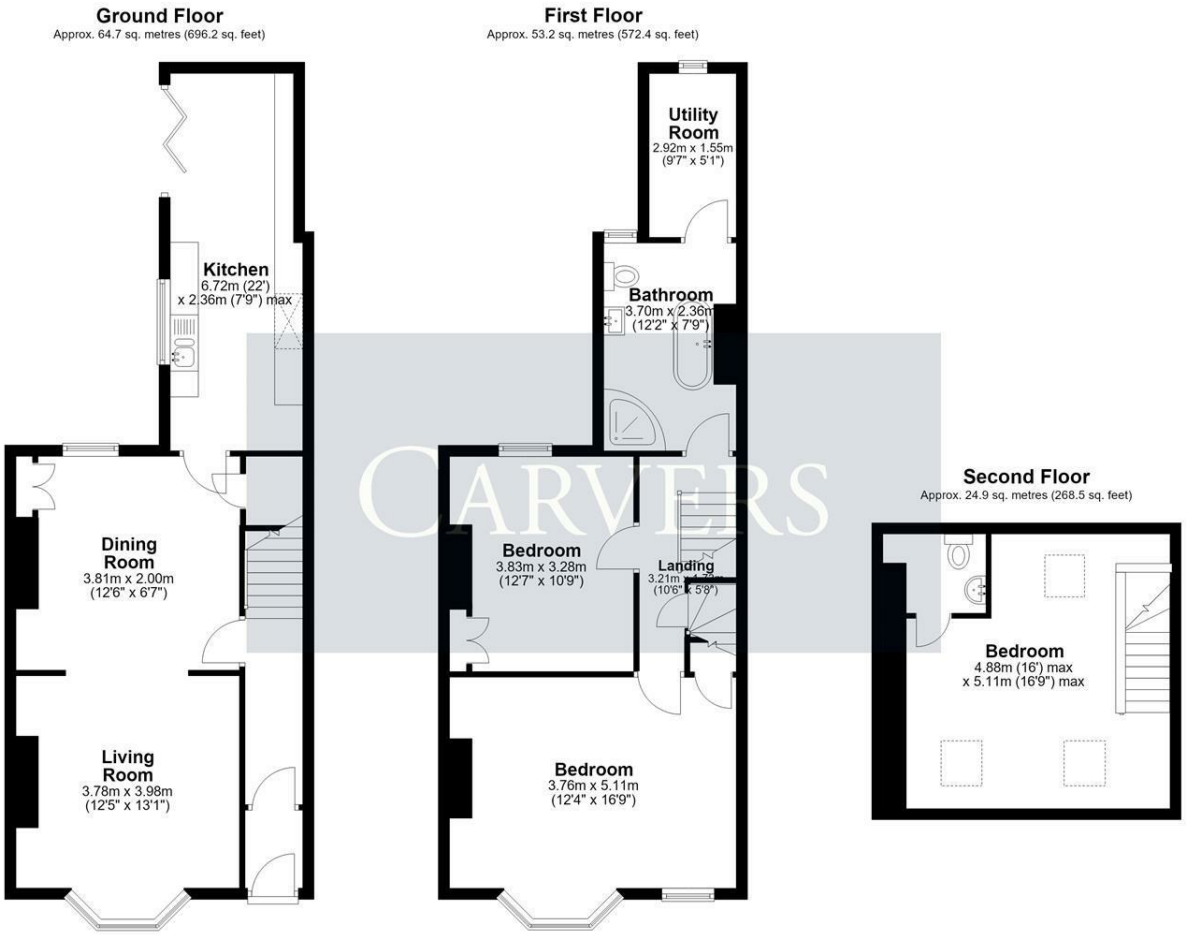
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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 e.g a conservatory and/or garage)



Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

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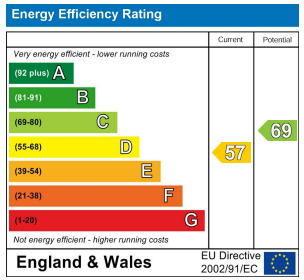

Property size taken from EPC
1410.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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