



CARVERS
SALES & LETTINGS

Southend Avenue
Darlington, DL3 7HL
Price £425,000

House - Townhouse



Occupying a superb position on one of Darlington's most prestigious West End avenues, this beautifully refurbished period townhouse offers an exceptional blend of elegant original character and thoughtfully designed contemporary living. Arranged over three floors, the property provides spacious and versatile accommodation, perfectly suited to modern family life whilst retaining the timeless appeal of its period origins.

The reception hallway immediately sets the tone, with its beautiful tiled floor hinting at the wealth of character that continues throughout the house. The principal reception rooms are particularly impressive, each enjoying large bay windows, attractive fireplaces and the generous proportions so often associated with homes of this era. To the rear, the family/breakfast room, complete with a log burning stove, creates a wonderfully relaxed space that flows effortlessly into the magnificent 35-foot kitchen. Beautifully fitted with an extensive range of quality units and integrated appliances, it is undoubtedly the heart of the home, designed as much for everyday family living as it is for entertaining. A rear lobby, utility room and separate w.c. add further practicality.

The upper floors continue to impress, offering flexible accommodation for growing families. The first floor comprises three double bedrooms together with a stunning family bathroom featuring both a bath and separate shower. The second floor provides two further double bedrooms, one complemented by a dressing room, alongside a second well-appointed bathroom, creating an ideal space for teenagers, guests or those working from home.

Outside, the property enjoys attractive, low-maintenance gardens, with the rear providing a particularly private and space to relax or entertain. A substantial garage completes what is an outstanding family home.

Combining period elegance, beautifully refurbished interiors, this is a home that offers both character and practicality in equal measure.



- Stunning Victorian Town House with lovely original period features
- Flexible family accommodation spread across three floors
- Fabulous reception rooms and 35 ft kitchen
- Beautiful patio garden to the rear
- Superb West End location
- Five bedrooms and two bathrooms
- Utility room and separate w.c.
- Large garage

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

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 e.g. a conservatory and/or garage)





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
2055.00 sq ft

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

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