



# CARVERS

SALES & LETTINGS

Clifton Road  
Darlington, DL1 5DX  
£925

House - Terraced





Situated in the charming area of Clifton Road, Darlington, this attractive terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property is ideally situated with fantastic transport links to Darlington train station and the bustling town centre, making it perfect for those who commute or enjoy the vibrancy of urban life.

Upon entering, you are welcomed into a spacious living room, complete with an ornate fireplace that adds a touch of character and warmth to the home. The second reception room offers versatility, whether it be for a dining area, playroom, or study, catering to your individual needs. The large kitchen is a highlight, providing ample space for culinary creations and family gatherings, while also featuring plenty of storage options to keep your home organised.

Venturing upstairs, you will find a family bathroom that serves the three good-sized bedrooms, each offering comfort and privacy. Additionally, a box room provides extra storage, ensuring that all your belongings have a designated space.

The secure backyard is a delightful feature of this property, complete with decking and a seating area, perfect for enjoying al fresco dining or simply relaxing in the fresh air.

This lovely house on Clifton Road is not just a home; it is a lifestyle choice, combining comfort, convenience, and charm in one of Darlington's most sought-after locations. Do not miss the chance to make this lovely property your home.

FURNITURE NEGOTIABLE

Virtual Tour available on request.

Council Tax: A  
EPC: D







| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Property size taken from EPC  
sq ft



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