



**CARVERS**  
SALES & LETTINGS

Burleigh Place  
Darlington, DL3 7SR  
Price £340,000

House - Terraced



Feel's like home from the first moment you enter.....

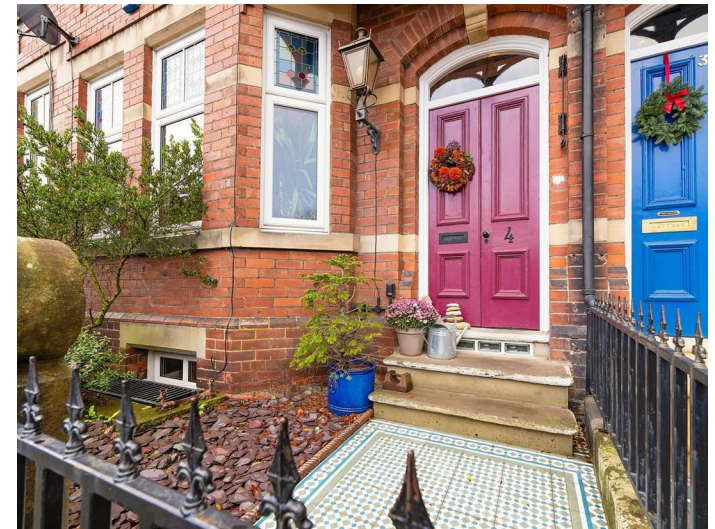
Minutes from the Darlington's town center you will find a quiet little no-thru-road by the name of Burleigh place. A quiet West End location with a row of stunning Victorian properties and we have a stunning example to come and have a look through. This one has a real feeling of home about it.

This mid terraced home offers comfort, style and character. With four spacious bedrooms, this property is ideal for families or those seeking extra space for a home office. The house is built over 4 floors and boasts three reception areas with a basement room currently used as a cinema room (it could double as a guest 5th bedroom?), providing ample room for relaxation, entertaining, or family gatherings.

There are two bathrooms in the property, Master bedroom being ensuite, ensuring convenience for all residents. The layout of the home is traditionally Victorian in nature, with large formal lounge to the front, a second family room the the rear, flowing into the beautiful kitchen / diner and just check out that stunning Duck Egg Blue AGA cooker...!! All thoughtfully designed, yet still catering to the needs of modern life.

Additionally, the property includes a garage to the rear, currently converted with a tiled floor and used as a very useful storage area for coats etc for those with a busy outdoor lifestyle. Burleigh Place is well-connected, offering easy access to local amenities being only a few minutes walk from the town center shops, restaurants, superb schools nearby, and parks, making it an excellent choice for those who appreciate both tranquillity and convenience.

This terraced house is not just a place to live; it is a 'home', you can feel it..!  
With its inviting atmosphere and practical features, it presents a wonderful opportunity for anyone looking to settle in Darlington. Do not miss the chance to view this lovely property and envision your future here.



- Stunning mid terrace Victorian town house
- 3 Reception areas, formal lounge, family lounge, kitchen/diner
- 4 Bedrooms (basement cinema room, doubles as guest 5th bedroom)
- Master bedroom with ensuite
- 2 bathrooms and downstairs W/C
- Garage converted to tiled store room area with internal access
- Stunning kitchen with Duck Egg Blue AGA
- A beautiful example of a Victorian town house, well presented and well maintained..!

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, Wood burner in basement, mains electric, water and drainage.

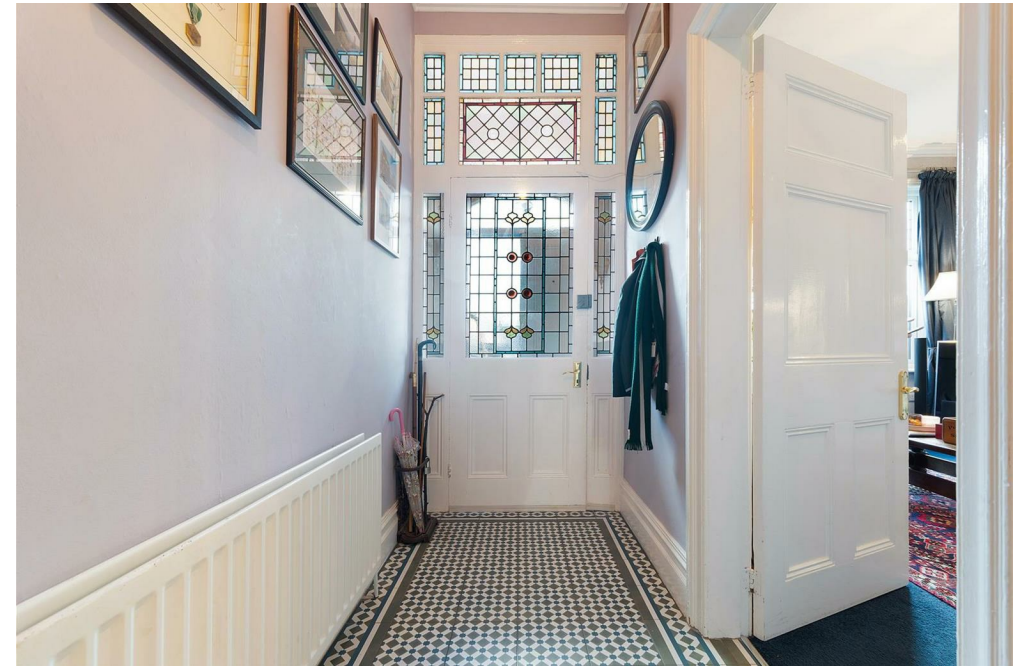
Local Authority: Darlington Borough Council (Tax Banding C)

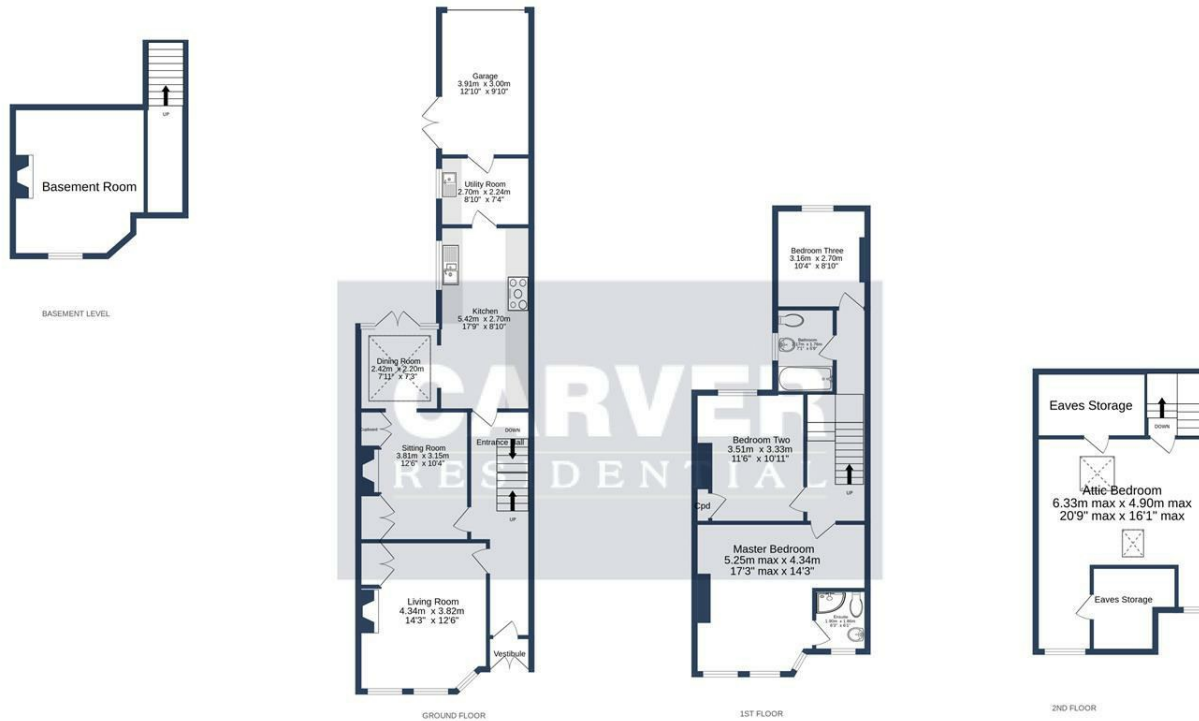
#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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 a conservatory and/or garage)





BURLEIGH PLACE, DARLINGTON. DL3 7SR.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC 2034.38 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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