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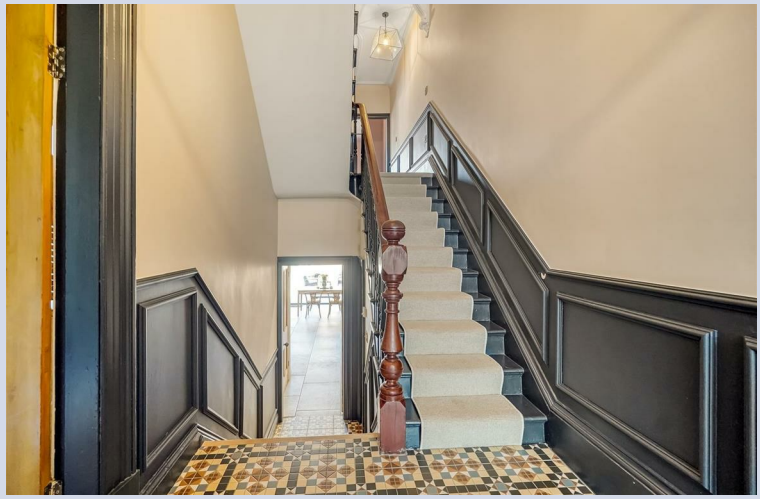
6, Langholm Crescent,

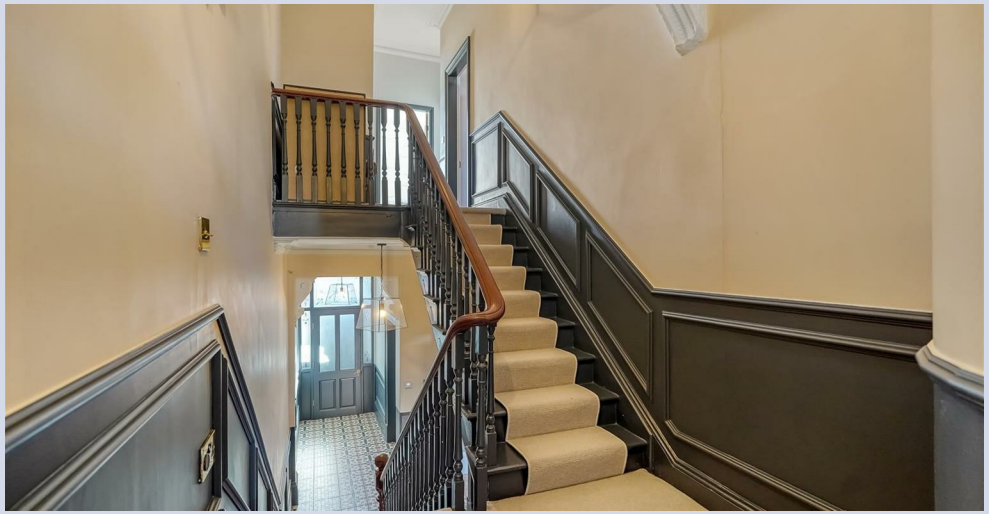
Darlington, DL3 7ST

Guide price £425,000

House - Townhouse
4 Bedroom/s
1 Bathroom/s

Guide Price £425,000 - £450,000. This stunning Victorian Town House, located on the highly desirable Langholm Crescent in Darlington's west end, presents an exceptional opportunity for discerning buyers. Immaculately renovated throughout, this elegant period home retains a wealth of original features while offering modern comforts and stylish living spaces. The property comprises an inviting entrance vestibule leading into a beautifully presented hallway with underfloor heating. The ground floor features a spacious living room with a sash bay window, plantation shutters, and a polished slate fireplace, as well as a charming dining room with built-in storage and a feature fireplace. The impressive kitchen/breakfast room boasts high-end appliances, quartz countertops, a double Belfast sink, and bi-fold doors opening onto the rear garden. A cloakroom and a useful basement cellar complete the lower levels. Upstairs, four well-proportioned bedrooms offer elegant living space, each showcasing period details such as wood flooring, sash windows with shutters, and period fireplaces. The modern family bathroom includes a panelled bath, shower cubicle, wash hand basin, and WC, all complemented by a contemporary design. Externally, the property benefits from a front lawn and an enclosed walled rear garden with wall lighting, an outhouse, a coal house, and a detached garage featuring an electric door, water points, and integrated appliances. Situated in one of Darlington's most sought-after locations, the home is within walking distance of the town centre, offering an array of shops, restaurants, and leisure facilities. It is also ideally positioned for access to highly regarded schools and excellent transport links, including the A1M, A66, and Darlington's East Coast Main Line railway. Offering ready-to-move-into accommodation with timeless charm and character, internal viewing is highly recommended to fully appreciate this remarkable residence.





- Beautifully renovated Victorian townhouse with period features and modern amenities
- Spacious living areas including a stylish kitchen/breakfast room with bi-fold doors
- Highly desirable location close to town centre, shops and restaurants
- Four well-proportioned bedrooms with elegant design and natural light
- Enclosed walled rear yard and front garden with detached garage
- Excellent transport links including the way access to A1M, A66 and mainline railway

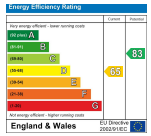
GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Local Authority: Darlington Borough Council (Tax Banding D)

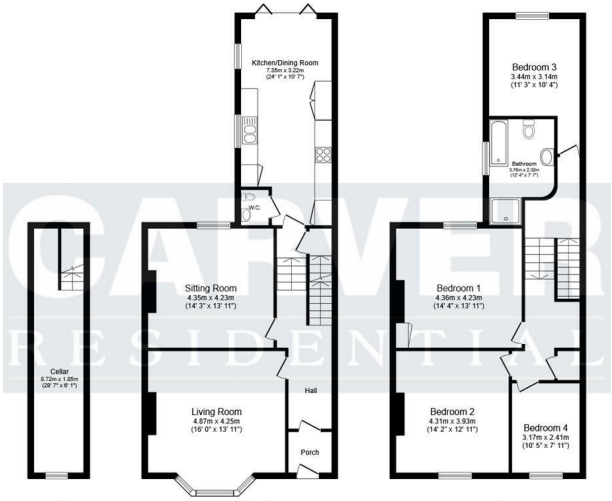
Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist 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. conservatory, garage)

WAITROSE

FIRST
WORD





Cellar
Floor area 15.3 sq.m. (164 sq.ft.)

Ground Floor
Floor area 81.4 sq.m. (876 sq.ft.)

First Floor
Floor area 80.1 sq.m. (862 sq.ft.)

Total floor area: 176.7 sq.m. (1,902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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