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

House - Terraced
4 Bedroom/s
2 Bathroom/s

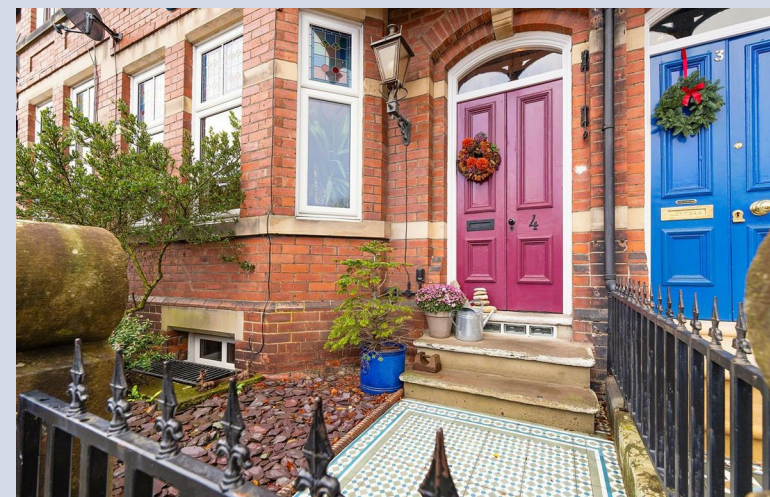
Feel's like home from the first moment you enter.....

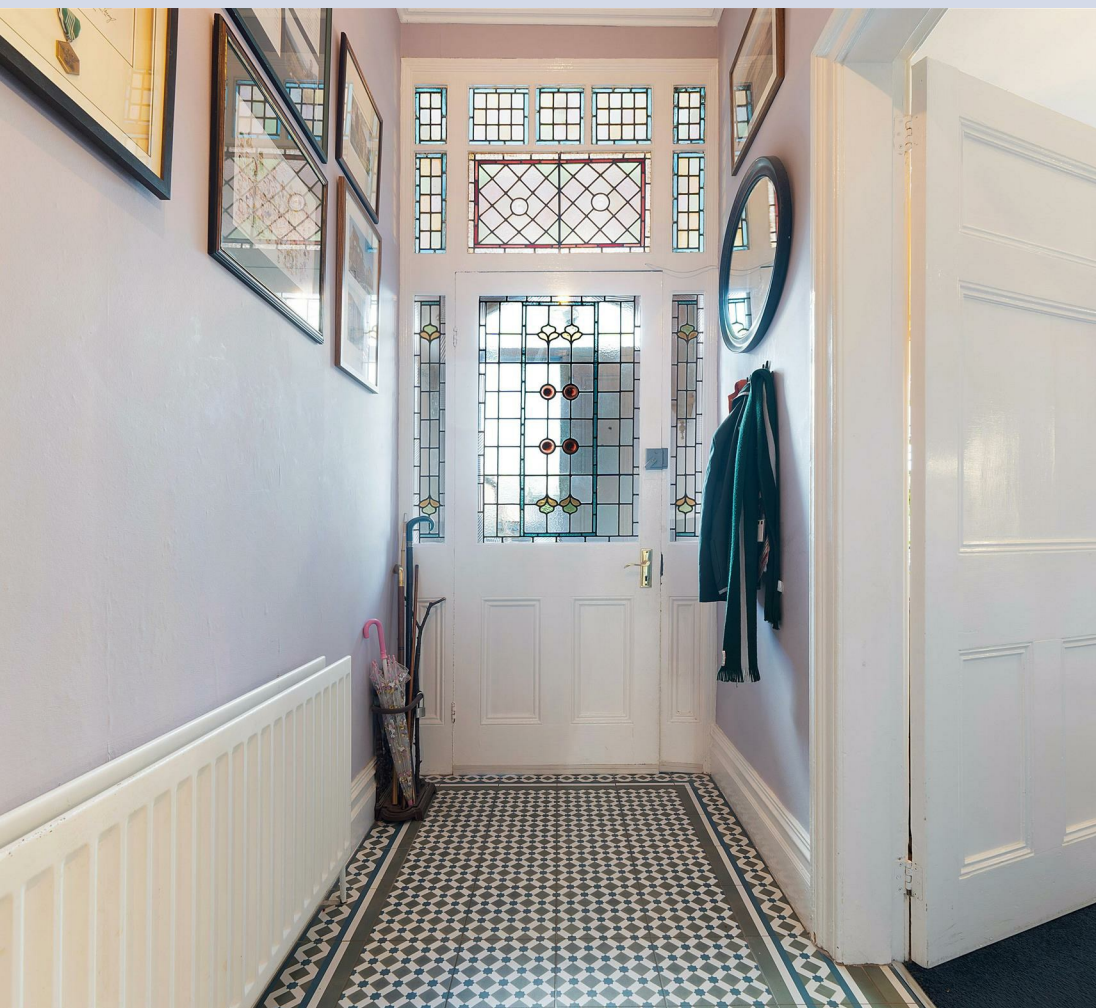
Minutes from the Darlington's town center you will find a quiet little no-thru-road by the name of Burleigh place. A quiet West End location with a row of stunning Victorian properties and we have a stunning example to come and have a look through. This one has a real feeling of home about it.

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





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

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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) 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	

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