



Beautiful West End Period Property on Uplands Road in Darlington.

This exquisite townhouse, built in approximately 1905, offers a delightful blend of period elegance and modern comfort. With its generous proportions and a wealth of original features, this property is a true gem in the West End.

As you enter, you are greeted by three inviting reception rooms, each exuding character and warmth. The ornate ceiling in the lounge room is a particular highlight, showcasing the craftsmanship of a bygone era. This space is perfect for entertaining guests or enjoying quiet family evenings.

The first floor boasts three spacious bedrooms, providing ample room for family living or guest accommodation. The beautifully appointed family bathroom adds a touch of luxury, ensuring convenience for all. Ascend to the upper floor, where you will find an additional two bedrooms, with the potential for an ensuite bathroom, should you wish to enhance the property further.

Step outside to discover a recently paved yard at the rear, a true sun trap that invites you to unwind. Whether you prefer sipping your morning coffee in the sun or enjoying a glass of wine in the evening, this outdoor space is perfect for relaxation and leisure.

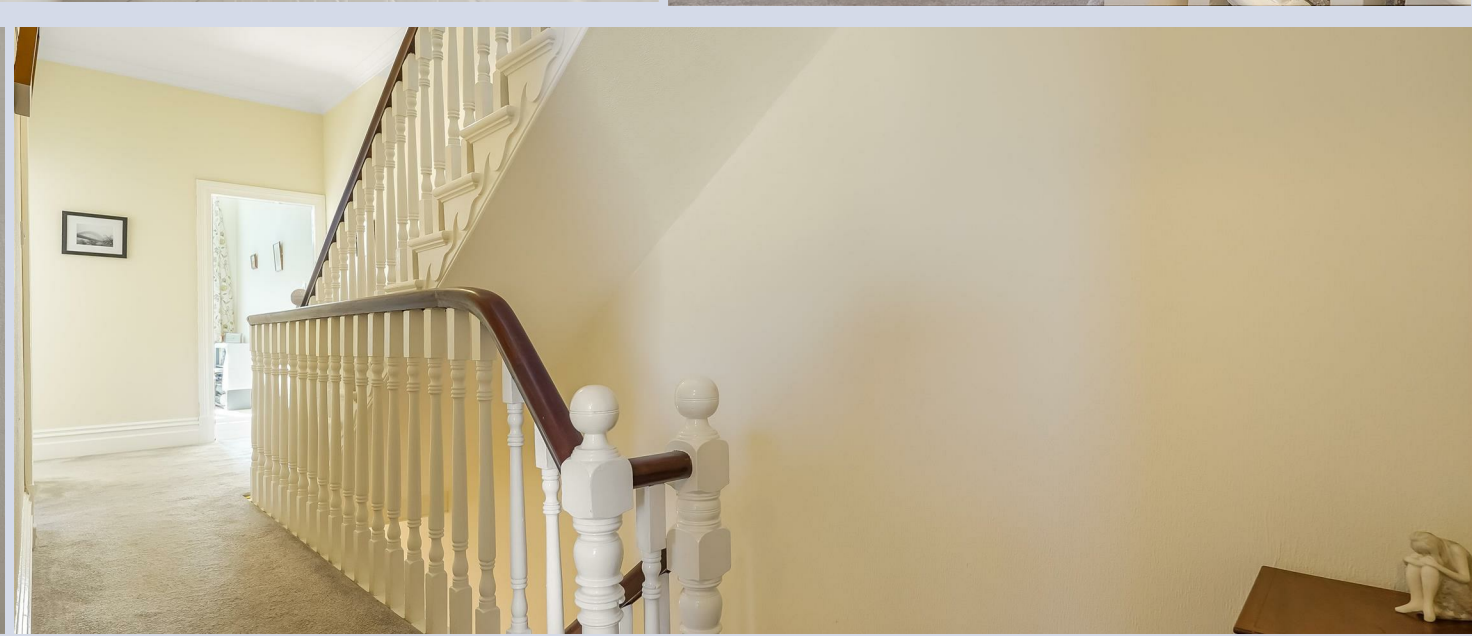
This townhouse is not just a home; it is a lifestyle choice, combining the charm of period features with the practicality of modern living. With its prime location a short stroll from all the town center conveniences of restaurants, bars, shopping, parks and Sixth Form College all on hand, matched with generous Victorian living spaces, this property is an exceptional opportunity for those seeking a family home in Darlington. Don't miss the chance to make this stunning townhouse your own.





- Victorian Period Town House. (end of terrace)
- Stunning ceiling in front Lounge
- Formal Dining room or second Living area.
- 5 Spacious Bedrooms
- Potential for ensuite on top floor
- Superb location, close to all town amenities
- Large Kitchen / Diner
- Sun trap Patio to rear with Outbuilding (Formerly a garage, 9'6" long)
- Family Bathroom on first floor with further downstairs W/C

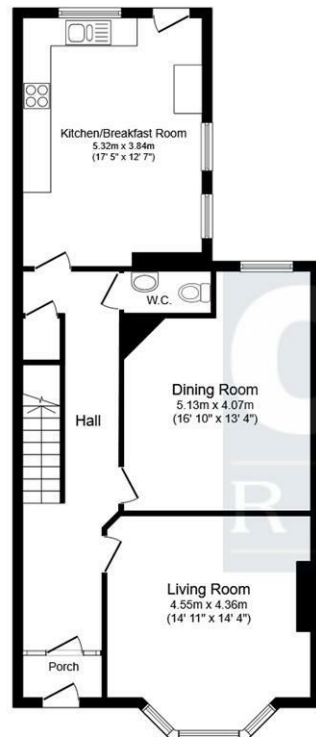
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Some Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)



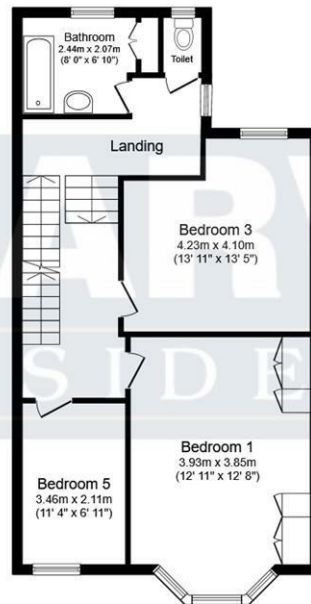




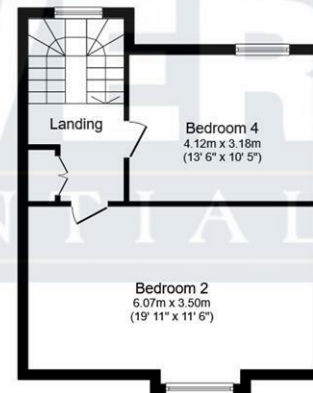




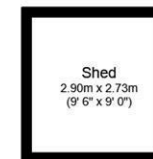
Ground Floor
Floor area 94.5 sq.m. (1,017 sq.ft.)



First Floor
Floor area 67.3 sq.m. (724 sq.ft.)



Second Floor
Floor area 43.7 sq.m. (470 sq.ft.)



Outbuilding
Floor area 7.9 sq.m. (85 sq.ft.)

Total floor area: 213.4 sq.m. (2,297 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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