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46, Swinburne Road,
Darlington, DL3 7TD
Asking price £350,000

House - Townhouse
5 Bedroom/s
2 Bathroom/s

Swinburne avenue, Darlington's West End! Walk to the Town center, Queen Elizabeth Sixth Form College and all the amenities you could ever want! There's a reason these properties and this area are so popular, BUT you won't have seen one with a Bathroom quite like this before!!!

With five generously sized bedrooms, this property is ideal for families or Professionals alike seeking extra room for a home office. The three reception rooms provide ample space for all the family for those quiet evenings in comfort. whilst ensuring there's still enough room to entertain guests and host gatherings.

As mentioned the standout feature of this home is its remarkable bathroom, which is sure to impress. It is a rare find and adds a touch of luxury to everyday living. The property retains original features with multiple fireplaces, coving and ceiling roses, everything you would hope to find in a period property, it also boasts a second well-appointed bathroom, making morning routines and family life more manageable.

The location is truly unbeatable, with the town center just a short walk away. Residents will appreciate the proximity to Queen Elizabeth Sixth Form College, as well as a variety of local amenities, including shops, parks, and restaurants. This vibrant neighborhood is known for its community spirit and accessibility, making it a sought-after area for a variety of buyers.

In summary, this townhouse on Swinburne Road is a fantastic opportunity to acquire a spacious and well-located home in Darlington. With its impressive living spaces, luxurious bathroom, and prime location, it is a property that should not be missed. If you love Town Houses, this home offers everything you need for comfortable and convenient living.





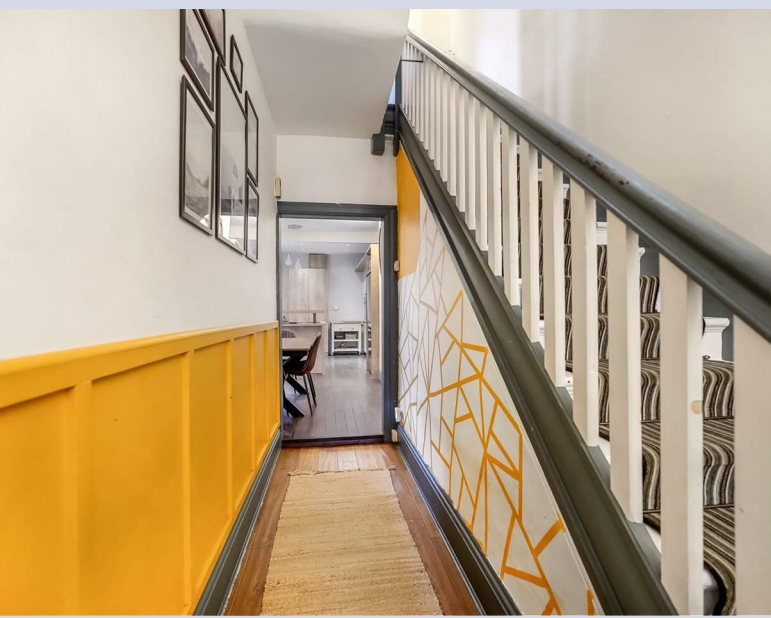
- Period Town House
- Amazing Bathroom
- 5 Bedrooms
- Large Kitchen / Diner
- Very close to Town center, Stanhope Park and Queen Elizabeth Sixth Form College
- 3 Reception rooms
- Period features

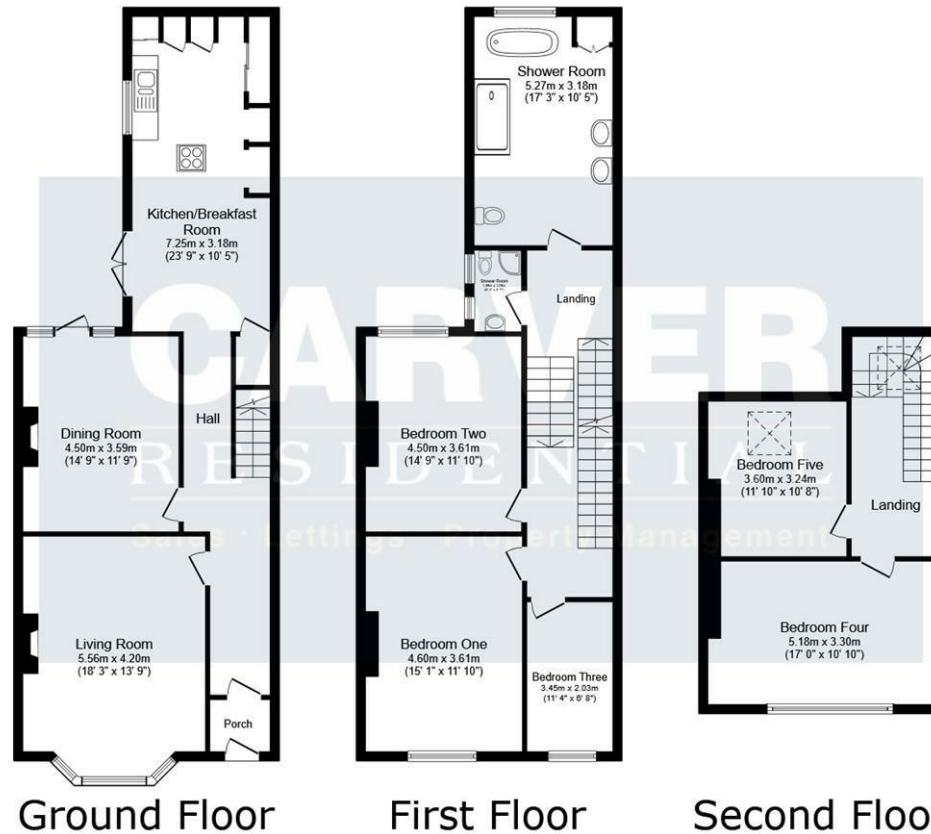
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Local Authority: Darlington Borough Council (Tax Banding D)

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.









Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		77
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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