



A substantial Victorian period townhouse in a prime town centre position

This impressive, fully restored Victorian terraced townhouse is situated on the tree-lined Grange Road, within short walking distance of the town centre, large supermarket, schools and mainline railway station.

Unexpectedly back on the market and is offered with no onward chain.

Beautifully presented, the house has been fully restored and redecorated, with many original features carefully retained or lovingly restored. These include original wooden floors, doors, marble fireplaces, and double-glazed sash windows, combining period character with modern comfort.

Arranged over 3 floors with a cellar, offering well-proportioned living space suitable for family life or professional use. There are six spacious bedrooms, two elegant reception rooms, and a kitchen / diner ideal for everyday living and entertaining. A cellar provides a useful storage and utility space and also benefits from two well-appointed bathrooms and convenient ground floor and upper floor WCs.

Externally, the front garden has been designed for low maintenance with porcelain period style tiles, Indian sandstone paving and custom-made wrought iron railings. To the rear is a south-facing terrace with a gate to the back lane where off street parking is available for up to two vehicles, together with a garage providing parking for one car. An alarm system is installed.

The location is particularly convenient. The town centre is approximately two minutes' walk away, with shops, café bars, restaurants, a large supermarket, all within easy reach. Darlington train station is less than a ten-minute walk, Teesside Airport is approximately ten minutes by car, and the A1 motorway is a few minutes' drive away. Private and state schools are nearby along with golf courses and other leisure facilities.

Separate option to purchase (by negotiation) "The Secret Garden". A large, walled, mature Victorian garden to the rear, approximately 3,500 sq ft.





- Stunning Victorian Town House
- 6 Bedrooms, Family bathroom, shower room and 2 further W/C's
- Large Kitchen / diner
- Patio garden to rear
- *** Option to buy approx 3500sq ft "Secret walled Garden"
- 2 reception rooms with Marble fireplaces
- Wine cellar / storage area
- Property comes with garage to the rear

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

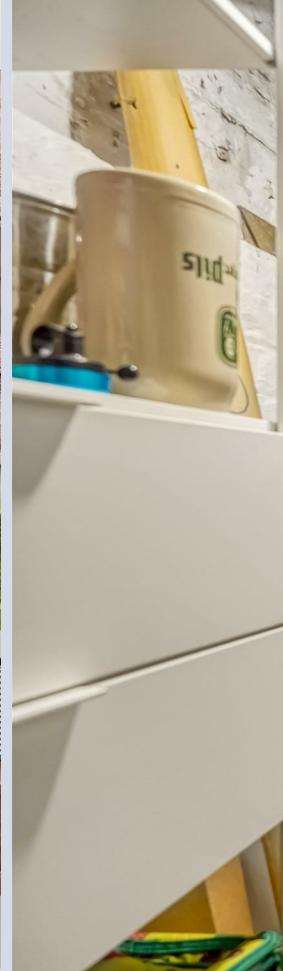
Double glazing

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.

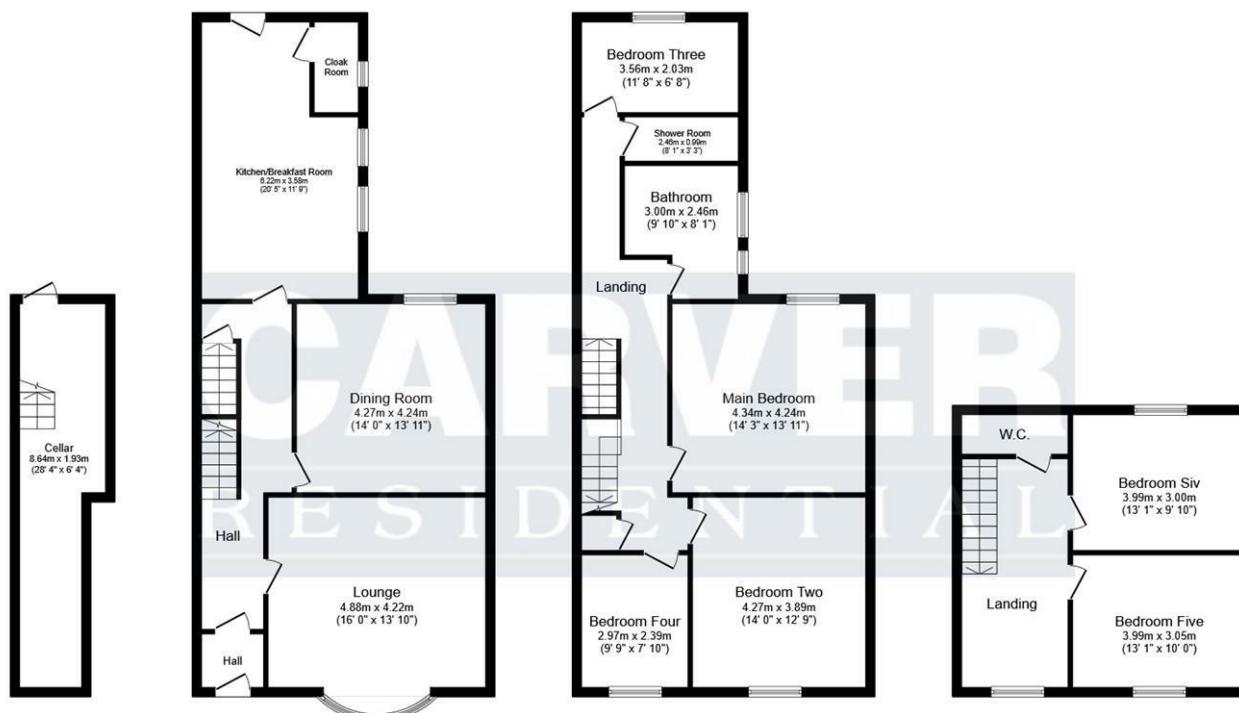








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(97 plus)	A		
(91-91)	B		
(89-80)	C		
(84-84)	D		
(83-54)	E		
(53-18)	F		
(1-80)	G		
Not energy efficient - higher running costs			
England & Wales		77	59
		EU Directive 2002/91/EC	



Cellar

Floor area 14.3
sq.m. (154
sq.ft.)

Ground Floor

Floor area 78.2 sq.m. (842 sq.ft.)

First Floor

Floor area 77.1 sq.m. (830 sq.ft.)

Second Floor

Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 208.7 sq.m. (2,246 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

**We can search 1,000s
of mortgages for you**



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



MAB 6202

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk**

**41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk**

**219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk**