



Home of distinction!!

Wow, recently renovated to an incredibly high standard, welcome to this stunning Georgian Town House overlooking picturesque 'Green Park' to the rear, located in Darlington's West End, on the popular Coniscliffe Road, Darlington.

This beautifully finished townhouse is something else, it needs to be seen to be appreciated, offering comfort and most definitely style! Whilst still retaining the character of the Georgian period. The house boasts two stunning reception rooms, a HUGE formal dining room and a large lounge room, both finished in period colors, multi fuels wood burners as focal points but also framed by those stunning views over Green Park to the rear!

Take a look at the Heart of the home, the kitchen, a cooks delight and an entertainer paradise, complete with Range cooker and bespoke cabinetry, try keeping friends and family away.

With four spacious bedrooms, beautifully decorated this property is ideal for families or professionals seeking space for family, guests or a home office. The three amazing well-appointed bathrooms ensure convenience for all residents, Two ensuite and this unbelievable family bathroom. Yes that copper bathtub proved difficult to get in but a crane and determination came good!!

The layout of the home is thoughtfully designed, with a further W/C on the ground floor.

There is a large cellar area on lower ground floor to renovate and use as you choose, currently storage.

Additionally, the property features parking for two vehicles, an asset in this desirable area. The location is literally town center, not only convenient for local amenities, restaurants, bars etc but also offers easy access to transport links, making it an excellent choice for commuters.





- Renovated to a high standard of finish, beautiful Georgian period home
- Upgraded stunning period staircase
- 4 bedrooms, 2 with ensuite (further downstairs W/C)
- Private terraced garden (large)
- Off street parking and single garage
- Two large reception rooms, formal dining and lounge
- Bespoke kitchen with range cooker
- Stunning family bathroom, with copper bath and fittings
- Views over Green Park
- Stunning location, close to town, amenities, schools etc.

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

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.

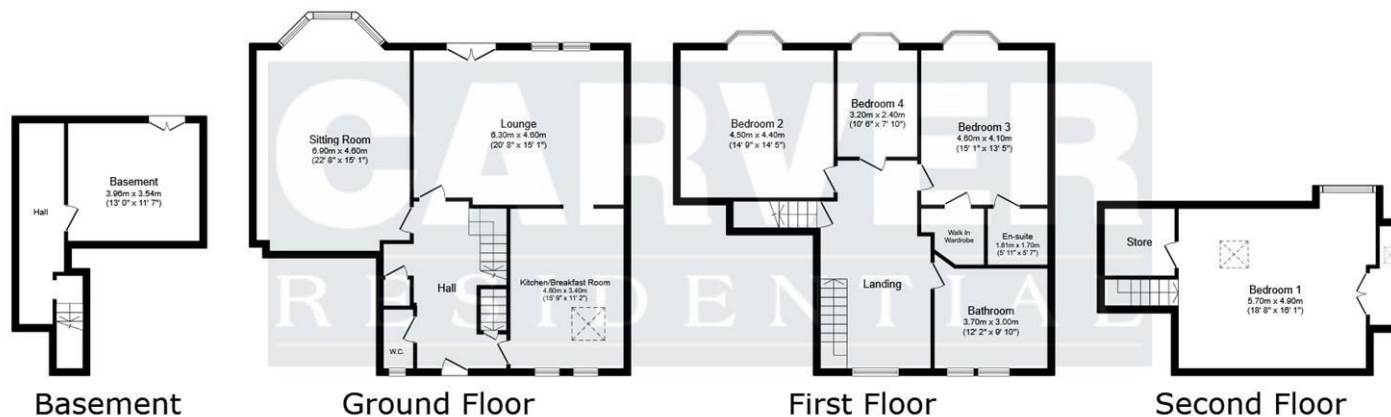
Property Size
 Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 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

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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MAB 6202



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