



Occupying a fabulous large plot with the beautiful West facing rear garden a real feature, this is a stunning, deceptive period property offering well proportioned and extended accommodation with a whole host of impressive features including the high ceilings which give the house a very spacious and homely feel.

This most striking home briefly comprises on the ground floor; entrance lobby, large lounge/sitting room with beautiful wood flooring and feature fireplace, kitchen fitted with a most attractive range of floor and wall units with integrated appliances, study/dining room with a vaulted ceiling and French Doors leading to the rear, and there is a separate WC. To the first floor there are three double bedrooms, the master with a fireplace, a bathroom with a separate large shower cubicle, and a separate WC. Externally the plot is fantastic with lovely gardens, West Facing to the rear with a very pleasant patio area. There is a large garage and a driveway with parking for several vehicles.

There is potential for the property to be further extended both to the rear and into the large loft space, subject to the necessary permissions and consents being obtained.





- Stunning deceptive period property
- Fabulous large plot with beautiful gardens-West facing rear
- Gorgeous original features including fireplaces and high ceilings
- Large garage and parking for several vehicles
- Three double bedrooms and large bathroom with separate shower
- Beautiful reception rooms and downstairs w.c.

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

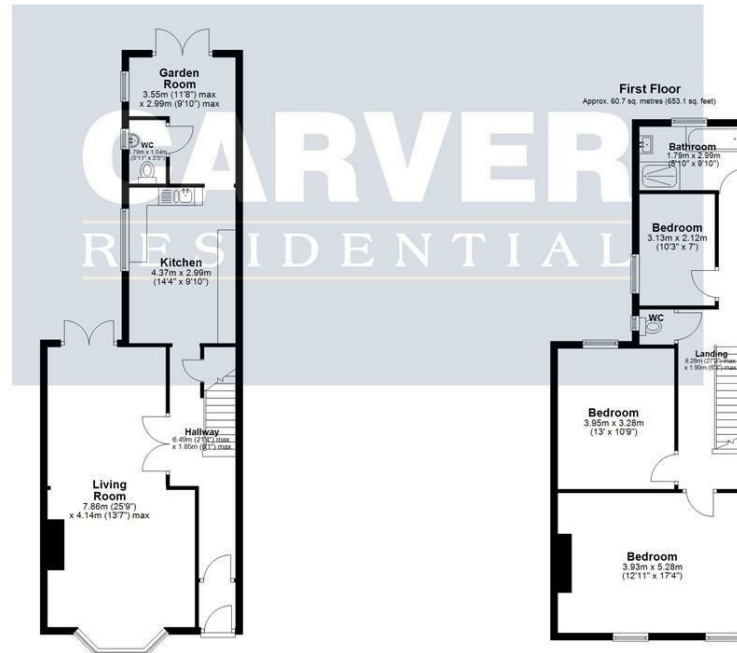
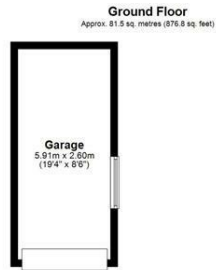
Local Authority: Darlington Borough Council (Tax Banding C)

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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. conservatory, garage)



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)
113 Stockton Road, Darlington

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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MAB 6202



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