



Cleveland Avenue,

Darlington, DL3 7HG

Offers in the region of £775,000

House - Detached
7 Bedroom/s
2 Bathroom/s

A simply stunning home with an abundance of character located on Cleveland Avenue in the desirable West End of Darlington. This detached property boasts period features throughout and stands in a prime position, offering a large and spacious family home for those seeking something special. Set over three floors, with three reception rooms and an impressive seven bedrooms (potentially more), this property is perfect for those who appreciate generous living spaces and ample accommodation. Whether you're looking to entertain guests in style or simply enjoy the luxury of the extra room, this home has it all. From the moment you step inside, you'll be greeted by the charm and elegance that this home exudes. The period features add a touch of class, making it a home of distinction that stands out from the rest. One of the highlights of this property is the highly impressive walled garden, a true oasis of tranquillity also having off street parking and a double garage. Imagine enjoying a cup of tea in the morning or hosting a summer barbecue in this picturesque setting. Don't miss out on the opportunity to make this stunning house your new home.

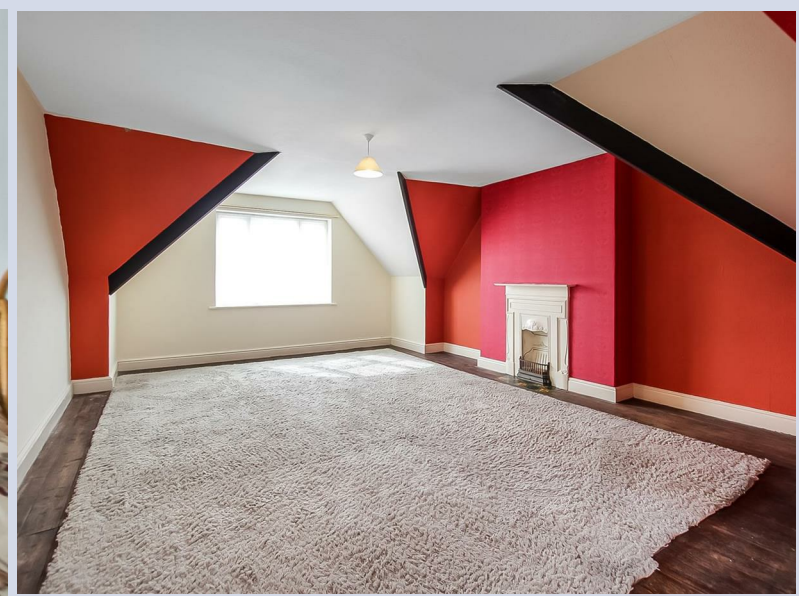




- LARGE DETACHED HOME
- VIDEO TOUR AVAILABLE
- ABUNDANCE OF CHARACTER
- DETACHED DOUBLE GARAGE
- BEAUTIFUL WALLED GARDEN
- PRIME WEST END POSITION
- LARGE SPACIOUS ROOMS SET OVER THREE FLOORS

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Local Authority: Darlington Borough Council (Tax Banding G)
 The tree to the right of the property has Tree Preservation Order on.

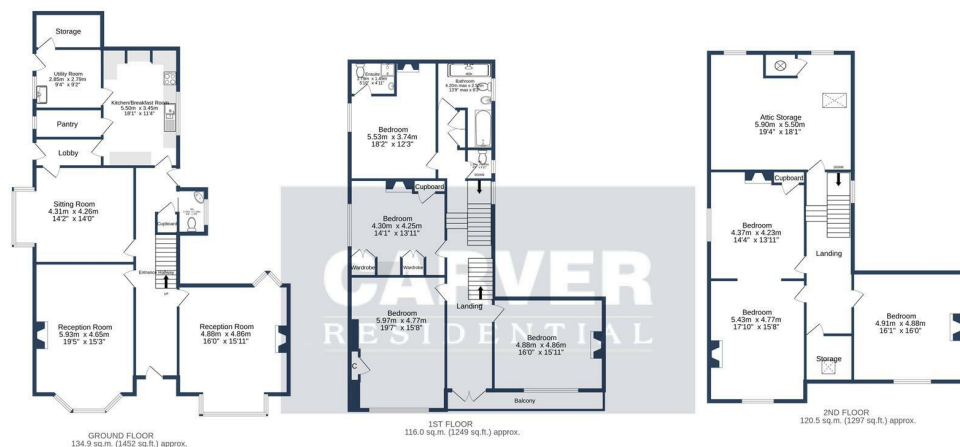






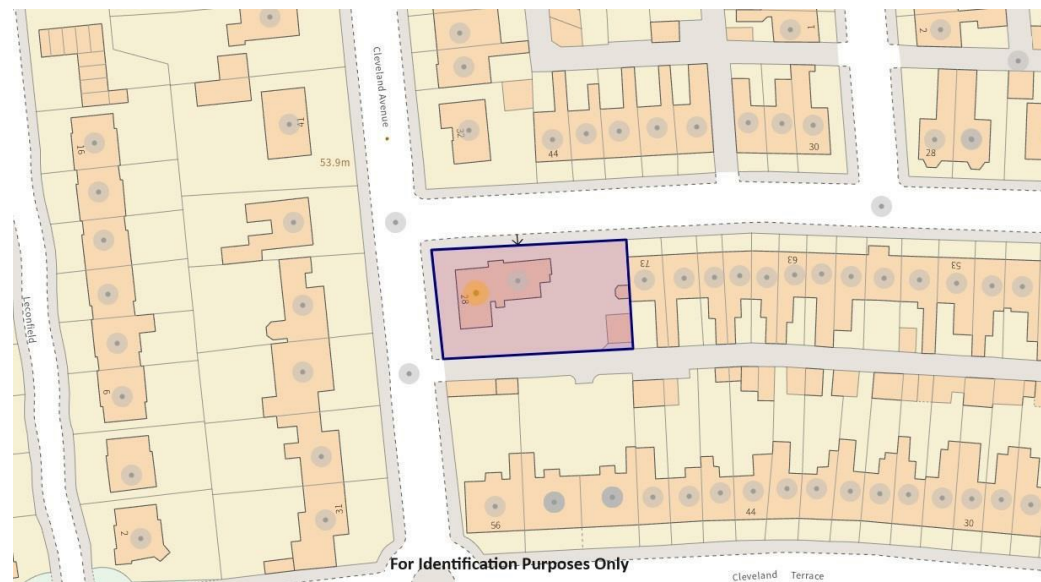


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102-151 A		75
81-101 B		
69-80 C		
55-68 D		
39-54 E		
29-38 F	46	
1-28 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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TOTAL FLOOR AREA: 371.3 sq.m. (3997 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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