CARVERS

SALES & LETTINGS

Burleigh Place

Darlington, DL3 7SR

Offers in the region of £325,000

House - Terraced

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An elegant period townhouse situated in the heart of Darlington's sought-after West End, Burleigh Place offers a rare blend of classic Victorian charm and modern comfort. Tucked away on a peaceful cul-de-sac, the property is just a short walk from the town centre, excellent local schools, and the popular cafés and restaurants of Darlington town centre.

This four-bedroom home showcases characterful features throughout, including high ceilings, fireplaces, decorative moulded cornice work, and large windows, some of which have stained glass, that fill each room with natural light. The accommodation extends across four floors, providing generous and versatile living space ideal for families.

As you step inside, you are greeted by an inviting entrance vestibule and hallway which leads to the open plan living and dining room, ideal for entertaining guests or relaxing with your family. The lovely large kitchen/breakfast room to the rear also has useful utility area along with downstairs WC and with garage beyond. With four bedrooms, three spread across the upper floors, a shower room/w.c. and a bathroom/w.c. to the first floor, there is ample space for a growing family or for those who enjoy having a study or guest room. The lower ground floor, currently used as a further sitting room/office, offers versatility as it can also be utilised as a bedroom, providing flexibility to suit your needs.

There is a forecourt garden to the front and a very pleasant low maintenance garden to the rear.

- Prestigious residential location moments from the town centre
- Four bedrooms bathroom/w.c. and separate shower room/w.c.
- Lovely kitchen/breakfast room with utility and separate w.c.
- Well proportioned flexible accommodation across four floors
- Large lounge/dining room with fireplace and bay
- Garage and low maintenance rear garden

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

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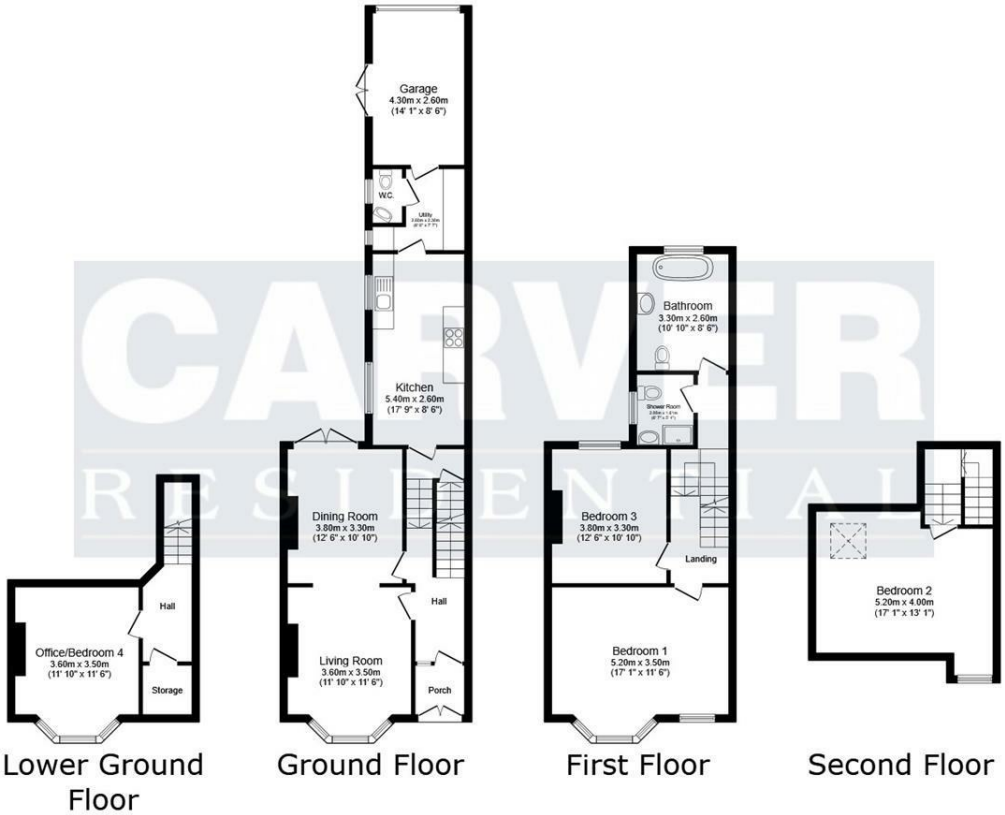
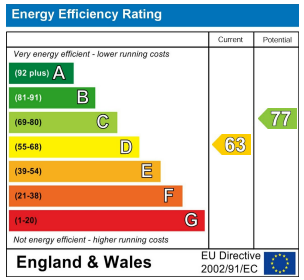
Property Size

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. this may potentially exclude a conservatory and/or garage)



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



Property size taken from EPC
2475.00 sq ft

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