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Swinburne Road  
Darlington, DL3 7TD  
**Price £325,000**

House - Townhouse  
6 Bedroom/s  
2 Bathroom/s



Welcome to Darlington's West End, associated with the large 'townhouse' lifestyle and have we got a fantastic townhouse for you at a great value price.... Welcome to Swinburne Road, Darlington. What an impressive townhouse, retaining beautiful period features throughout! offering a blend of space as well as comfort, ideal for family living and spanning an expansive 2,217 square feet. This property boasts two well-appointed reception rooms on the ground floor, along with a large kitchen, great utility room and downstairs shower room and toilet, providing ample space for both family relaxation and entertaining guests.

With six generously sized bedrooms, this home is perfect for larger families or those who desire extra space for guests or indeed a home office. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

This townhouse is situated in a desirable location, very close to the town centre and Sixth Form College, offering easy access to local amenities, primary and secondary schools, transport links and parks, making it an excellent choice for those seeking a vibrant cosmopolitan lifestyle.

This property presents a wonderful opportunity for anyone looking for a spacious family home in Darlington's center. With its ample living space and versatile layout, it is sure to meet the needs of modern living. Do not miss the chance to make this fantastic townhouse your new "home".







- Large 6 bedroom town house
- 2 reception rooms, formal and dining or 2nd living
- Family bathroom to first floor
- 5 spacious bedrooms, one currently used as office in attic
- Residents permitted parking to front
- Town centre location, literally a few minutes walk from all amenities
- Large kitchen with dining space
- Downstairs shower room and toilet
- Mostly double glazed, rear of house done recently
- Private rear yard with outbuilding for storage

#### GENERAL INFORMATION:

Tenure: Freehold

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

Partial 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.

#### 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.Propertybox.io)

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