



country properties
village properties
town homes
barn conversions
building plots

Stanhope Road North
Darlington, DL3 7AP

Offers in the region of £360,000

NICK & GORDON
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RESIDENTIAL

Retaining period features throughout, all adding to the charm & character of this stunning home, including paneled doors, deep skirting boards, original fireplaces etc. As soon as you enter the welcoming hallway, you will immediately feel that this is your forever home. Overlooking Stanhope Park, both of the reception rooms benefit from feature fireplaces. the open plan kitchen/breakfast room is certainly the perfect place for all the family to enjoy and entertain with centre island, feature flooring, log burner Crittall style twin doors allowing the outside in. To the first floor is a spacious landing, four expansive bedrooms, family bathroom/WC with contemporary suite and further additional WC. To the second floor is a further landing with storage and master bedroom with twin aspect, and storage into eaves, also having further en-suite shower room/WC.

Externally to the front is an enclosed forecourt, whilst immediately to the rear is a further most attractive garden area with decking, and seating area, together with privacy gates, and useful garden shed, and raised borders.





- SYMPATHETICALLY REFURBISHED
- STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM
- CHARM & CHARACTER THROUGHOUT
- THREE STORIED LIVING
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- EXTENDED TO THE REAR
- RETAINING MANY PERIOD FEATURES
- WALKING DISTANCE TO WEST END SCHOOLS
- VIEWS TO THE FRONT OVER STANHOPE PARK
- CENTRAL LOCATION FOR RESTURANTS,DESIGNER CLOTHERS SHOPS, BARS ETC

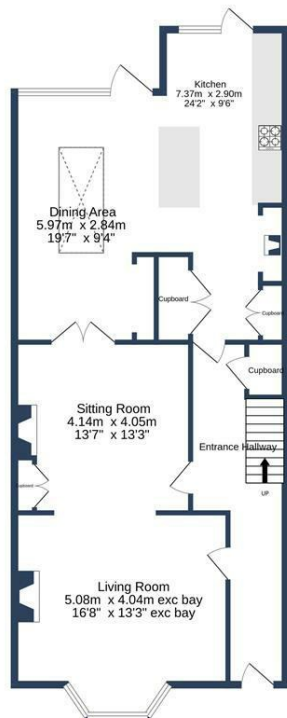
GENERAL INFORMATION

Tenure: Freehold

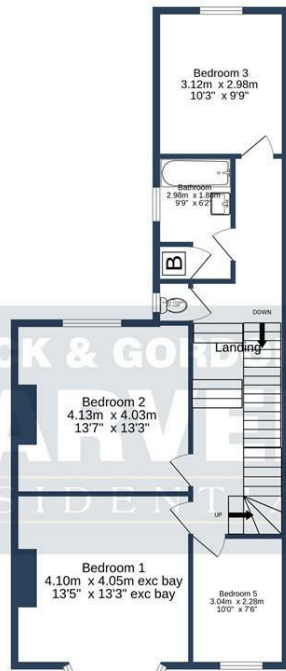
Services: Gas central heating, mains electric, water and drainage.

Partial Double glazing

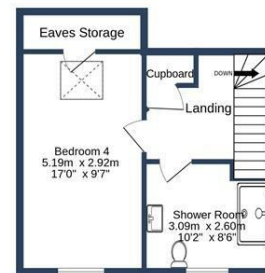
Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR
94.9 sq.m. (1021 sq.ft.) approx.



1ST FLOOR
75.3 sq.m. (811 sq.ft.) approx.



2ND FLOOR
34.2 sq.m. (368 sq.ft.) approx.

STANHOPE ROAD NORTH, DARLINGTON. DL3 7AP.

TOTAL FLOOR AREA: 204.4 sq.m. (2200 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 52 | |
| (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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