



# CARVERS

SALES & LETTINGS

Vane Terrace

Darlington, DL3 7RB

Offers in the region of £340,000

House - Townhouse



An absolutely stunning example of a Victorian townhouse, occupying a particularly pleasant position on a small cul-de-sac in the heart of Darlington's highly regarded West End within comfortable walking distance of the town centre, yet this lovely house enjoys a surprisingly peaceful setting.

Vane Terrace is a historically important road forming part of the town developed by the Vane family who have a strong association with the area and most notably Raby Castle which has been the family seat since 1626

The property has been updated and much improved by the present owners, creating a fabulous combination of retained Victorian character and the comfort and practicality expected of modern family living. Period features remain an important part of its appeal, while the accommodation has been carefully arranged and presented to provide a genuinely impressive home.

An entrance porch opens to the welcoming hallway, leading to a lovely large lounge with bay window and attractive fireplace with an open fire. There is a separate dining room, while to the rear is a particularly impressive 29ft kitchen/breakfast room. This superb room has been refitted with a most attractive range of floor and wall units with integrated appliances. A rear lobby and separate W.C. complete the ground floor accommodation.

To the first floor are four bedrooms, comprising three good-sized double bedrooms and a single bedroom which is currently used as a dressing room. There is also a shower room and separate W.C.

To the second floor, there are two further double bedrooms together with a bathroom and separate W.C. The versatility of having six bedrooms across the two upper floors makes this a particularly interesting house for a family or those requiring additional rooms for working from home, hobbies or guests.

Outside, there is a wood-decked patio area to the rear, and a pleasant forecourt garden to the front.

The house is available furnished (subject to negotiation) with no onward chain.



- Fabulous substantial Victorian Town House in Darlington's West End
- Beautiful original period features
- Impressive reception rooms and 29 ft kitchen/breakfast room
- Rear lobby and downstairs w.c.
- Available with all furniture (subject to negotiation)
- Flexible well proportioned extensively improved accommodation
- On a cul de sac within walking distance of the Town Centre
- 5/6 Bedrooms bathroom and shower room across top two floors
- Replacement combi boiler and recently re-roofed
- No onward chain

### GENERAL INFORMATION:

Tenure: Freehold

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

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 Carvers 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. this may potentially exclude e.g. a conservatory and/or 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 |           |

Property size taken from EPC  
2507.00 sq ft

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

## Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.