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SALES & LETTINGS

Uplands Road
Darlington, DL3 7SZ
Offers in the region of £550,000

House - Townhouse



Located on the ever-popular Uplands Road in Darlington's prestigious West End, this substantial six-bedroom period home offers an exceptional amount of space arranged over three floors, perfectly suited to growing families. The property combines generous original proportions with modern family-focused living, creating a home that is both practical and inviting. A standout feature of the home is the rear family space extension, designed to create a superb open plan kitchen/breakfast and family area. This bright, sociable space forms the heart of the home, with bi-fold doors opening out onto a low-maintenance rear garden/yard, ideal for entertaining, family time, and indoor-outdoor living during the warmer months. Upstairs, the property offers six bedrooms along with two bathrooms and a separate WC on the first floor, providing flexibility and convenience for busy households. With the added benefit of garage space and off-street parking, a real advantage in this location. This is a rare opportunity to acquire a large, versatile home in one of Darlington's most sought-after residential areas.



- Walking distance to town centre amenities
- Versatile living accommodation
- Set over three floors
- Large period home
- Low maintenance outside space
- Off street parking and garage

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

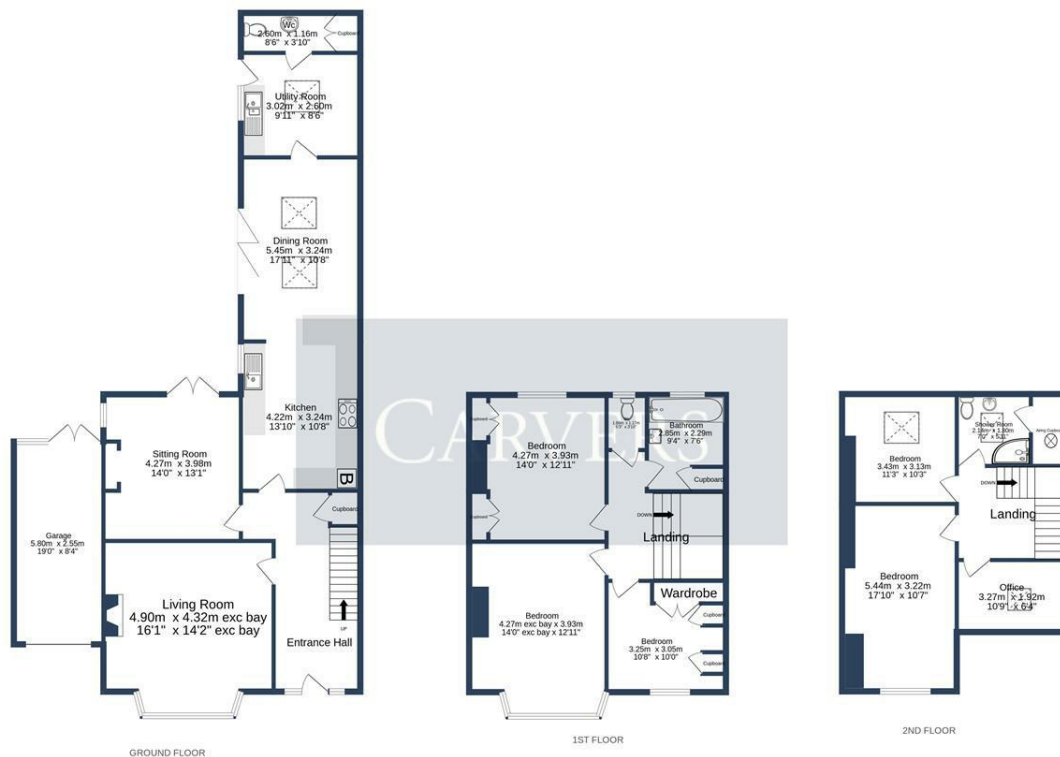
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Property Size

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)





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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property size taken from EPC sq ft

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

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