



CARVERS

SALES & LETTINGS

Coniscliffe Road
Darlington, DL3 7ET

House - Terraced



Home of distinction!!

Wow, recently renovated to an incredibly high standard, welcome to this stunning Georgian Town House over looking picturesque 'Green Park' to the rear, located in Darlington's West End, on the popular Coniscliffe Road, Darlington.

This beautifully finished townhouse is something else, it needs to be seen to be appreciated, offering comfort and most definitely style! Whilst still retaining the character of the Georgian period. The house boasts two stunning reception rooms, a HUGE formal dining room and a large lounge room, both finished in period colors, multi fuels wood burners as focal points but also framed by those stunning views over Green Park to the rear!

Take a look at the Heart of the home, the kitchen, a cooks delight and an entertainer paradise, complete with Range cooker and bespoke cabinetry, try keeping friends and family away.

With four spacious bedrooms, beautifully decorated this property is ideal for families or professionals seeking space for family, guests or a home office. The three amazing well-appointed bathrooms ensure convenience for all residents, Two ensuite and this unbelievable family bathroom. Yes that copper bathtub proved difficult to get in but a crane and determination came good!!

The layout of the home is thoughtfully designed, with a further W/C on the ground floor. There is a large cellar area on lower ground floor to renovate and use as you choose, currently storage.

Additionally, the property features parking for two vehicles, an asset in this desirable area. The location is literally town center, not only convenient for local amenities, restaurants, bars etc but also offers easy access to transport links, making it an excellent choice for commuters.

This amazing home on Coniscliffe Road is a one of a kind opportunity for anyone looking to enjoy a cosmopolitan lifestyle while enjoying the comforts of a spacious and beautifully finished home.

Don't miss the chance, make this property your home.











- Renovated to a high standard of finish, beautiful Georgian period home
- Upgraded stunning period staircase
- 4 bedrooms, 2 with ensuite (further downstairs W/C)
- Private terraced garden (large)
- Off street parking and single garage
- Two large reception rooms, formal dining and lounge
- Bespoke kitchen with range cooker
- Stunning family bathroom, with copper bath and fittings
- Views over Green Park
- Stunning location, close to town, amenities, schools etc.

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

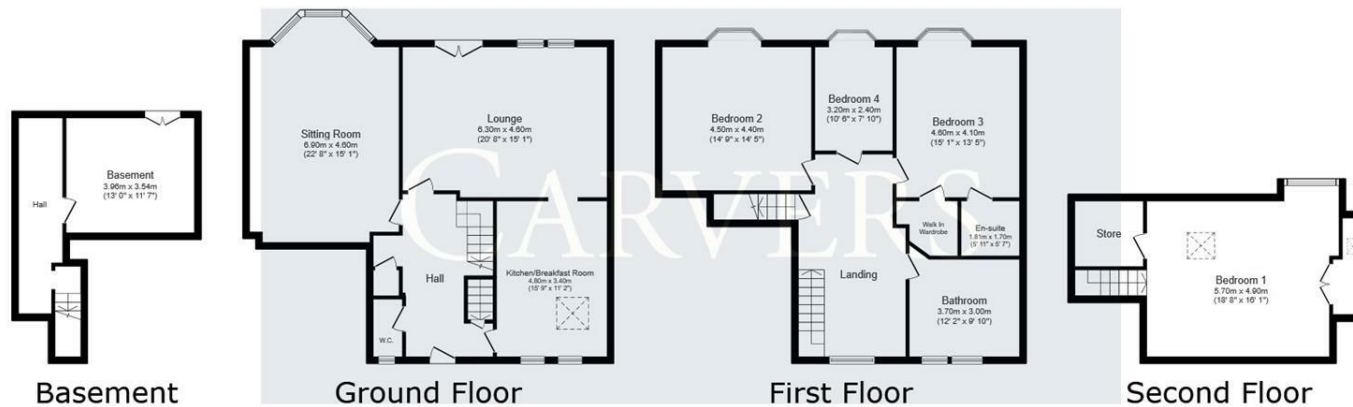
Buyers Identification Checks

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





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
2335.00 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



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.