

Clifton Road

Darlington DL1 5DX

Offers In The Region Of £139,000

Venture
PROPERTIES





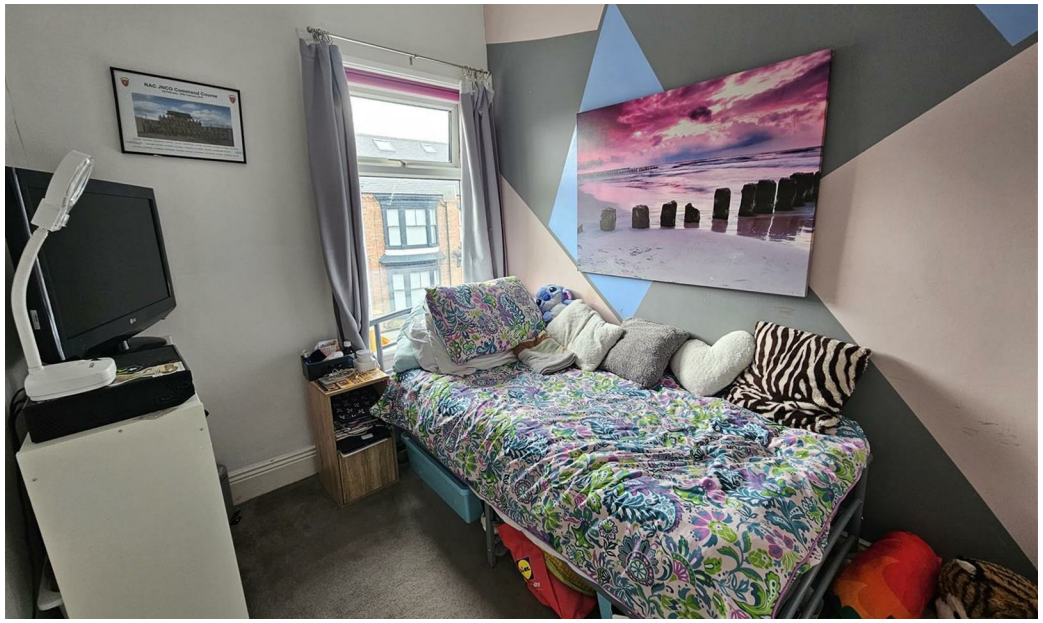




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Clifton Road

Darlington DL1 5DX



- Four Bedroom End Terrace Property
- Very Well Presented
- Transport and Travel Links Nearby
- South Park Area of Darlington
- Enclosed Garden
- Council Tax Band A
- Deceptively Spacious Throughout
- Close to All Amenities
- EPC Rating E

Nestled on the sought-after Clifton Road in Darlington, this fabulous terraced house presents an exceptional opportunity for families and investors alike. Boasting an impressive layout, the property features two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The well-appointed kitchen, accompanied by a large utility area, enhances the practicality of this delightful home.

Upstairs, you will find four generous bedrooms, providing ample space for a growing family or the potential for a home office. The family bathroom is conveniently located on the first floor, ensuring ease of access for all.

The location is truly advantageous, being just a short stroll from Darlington train station, which offers excellent transport links for commuters. Additionally, the property is within close proximity to local shops, schools, and amenities, making it an ideal choice for those seeking convenience in their daily lives. The nearby South Park adds to the appeal, providing a lovely green space for outdoor activities and relaxation.

This spacious family home is a must-view for anyone looking to settle in a vibrant community. With its combination of size, location, and potential, it is sure to attract a variety of buyers. Don't miss the chance to make this wonderful property your own.

Front Entrance Porch
Door to front.

Entrance Hall
Internal entrance door, staircase to first floor, original floorboards and radiator.

Lounge
11'9" x 13'8" (3.59 x 4.18)
Upvc double glazed bow window to front, decorative, deep coving to ceiling with ceiling rose, feature fireplace with marble effect back and hearth with inset fire. Original floorboards and radiator.

Dining Room
11'8" x 11'10" (3.57 x 3.62)
Upvc double glazed bow window to side, coving to ceiling, original floorboards and radiator.

Kitchen
14'0" x 9'8" (4.29 x 2.97)
Upvc double glazed window to side, fitted wall, base and drawer units including display cabinet and contrasting worktops. Composite sink with mixer tap and spray, integrated gas hob with extractor over and eye level oven. Space for a fridge freezer, tiled splashbacks and tiled floor.

Utility Room
9'9" x 9'1" (2.98 x 2.79)
Upvc double glazed window to side with space for a washing machine and tumble dryer, tiled floor, spotlights to ceiling and door to side.

First Floor Landing
Radiator.

Bedroom One
11'10" x 11'2" (3.61 x 3.42)
Upvc double glazed bow window to front and radiator.

Bedroom Two
11'8" x 11'3" (3.58 x 3.43)
Upvc double glazed bow window to side and radiator.

Bedroom Three
8'6" x 6'11" (2.60 x 2.13)
Upvc double glazed window to front and radiator.

Bedroom Four
6'11" x 9'8" (2.11 x 2.97)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to side, double walk in shower with waterfall head and spray, back to wall w.c and wash hand basin in vanity unit with storage under. Fully cladded walls.

Externally
To the front is a wrap around courtyard, with a rear garden area, laid to concrete with space for a table and chairs.

Tenure
Freehold

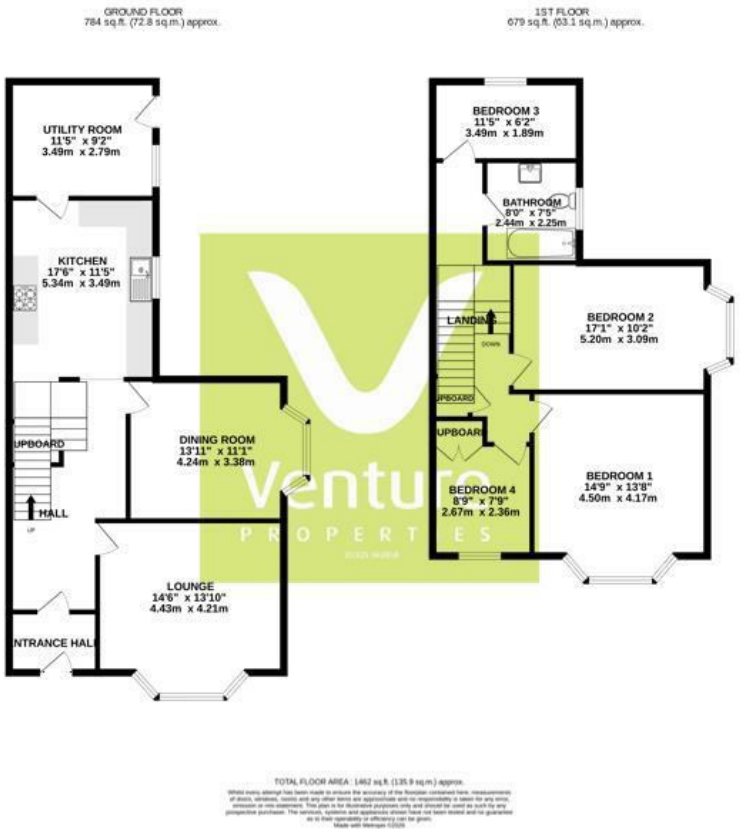
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 1,377 ft 2 / 128 m 2
Plot size 0.03 acres
Mobile coverage

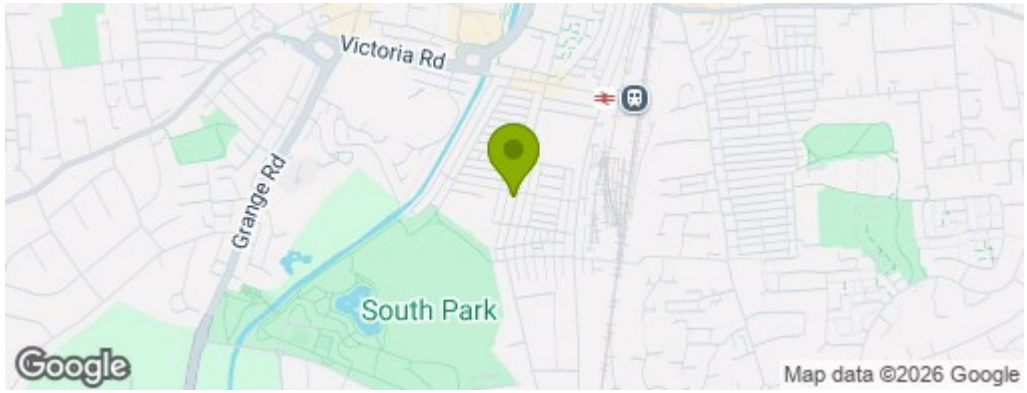
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





Property Information

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