



22 Tower Grange

, Darlington, DL3 0QF

Offers in excess of £300,000

A SUPERB AND HIGHLY UNIQUE PROPERTY LOCATED IN THE MUCH SOUGHT AFTER RESIDENTIAL LOCATION OF TOWER GRANGE IN DARLINGTON - FAVERDALE, DL3. THE PROPERTY IS PRESENTED TO THE VERY HIGHEST STANDARD AND HAS BEEN MUCH CARED FOR BY THE CURRENT OWNERS MAKING IT A TRUE 'SHOW HOME' QUALITY HOME. THE PROPERTY HAS ACCOMMODATION SPREAD OVER THREE STOREYS WHICH COMPRISES OF THE ENTRANCE HALL, UTILITY ROOM AND INTEGRAL GARAGE TO THE GROUND FLOOR; LANDING, INNER HALL, CLOAKROOM, STUNNING OPEN PLAN KITCHEN/DINING ROOM, SEPARATE LOUNGE AND A DOUBLE BEDROOM (CURRENTLY UTILISED AS A HOME OFFICE) TO THE FIRST FLOOR AND A FURTHER THREE BEDROOMS (OF WHICH THE MASTER HAS AN ENSUITE) AND A FAMILY BATHROOM TO THE SECOND FLOOR.

THIS IS SIMPLY A STUNNING HOME WHICH WON'T FAIL TO APPEAL TO A WIDE RANGE OF BUYERS. FURTHER POTENTIAL IS AVAILABLE TO UTILISE ADDITIONAL INCOME BY LETTING OUT THE INDIVIDUAL BEDROOMS. SEE BULLET POINTS FOR FURTHER DETAILS.

- ONE BEDROOM IS CURRENTLY TENANTED AT A RATE OF £480 PCM (INCLUDING BILLS) ON A MONTHLY ROLLING LEASE. THE PROPERTY IS HOWEVER EXPECTED TO BE VACANT FOR COMPLETION
- AS WELL AS THE FOUR CURRENT BEDROOMS THERE IS THE SPACIOUS LOUNGE WHICH COULD BE CONVERTED TO A FURTHER BEDROOM. THIS WOULD LEAVE THE LARGE KITCHEN / DINING ROOM TO BECOME THE COMMUNAL AREA AND KITCHEN, ALTHOUGH IT WOULD BE SUBJECT TO RELEVANT PERMISS!
- EPC RATING 'C' - 77/84
- IDEAL COMMUTER LOCATION DUE TO PROXIMITY TO THE A1, 8.5 MILES TO TEESIDE AIRPORT, JUST OVER 30 MILES TO NEWCASTLE CITY CENTRE AND 38 MILES TO NEWCASTLE AIRPORT
- PERFECT FOR ANYONE WHO WISHES TO HAVE SPACIOUS LUXURIOUS ACCOMMODATION WITHOUT THE UPKEEP OF EXTERNAL GARDENS
- A PROPERTY PRESENTED TO THE VERY HIGHEST OF STANDARDS WHICH HAS BEEN IMMACULATLY MAINTAINED BY THE CURRENT OWNERS

Viewing

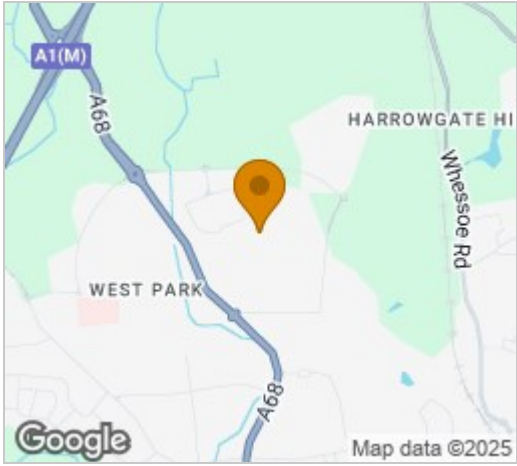
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



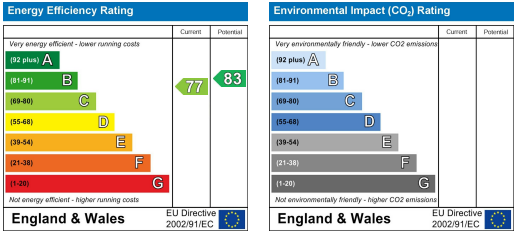
Floor Plan



Area Map



Energy Efficiency Graph



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