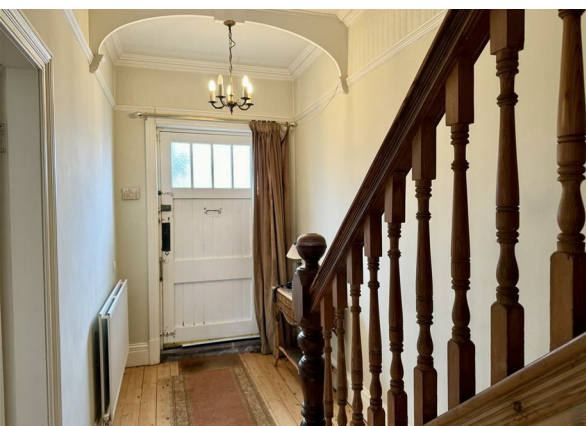


Fife Road, Darlington, DL3 7SY
Offers in the region of £325,000



Fife Road, Darlington, DL3 7SY

Offers in the region of £325,000

Council Tax Band: C

**** VURV estates ** The Art of Property -**

Welcome to this charming end town house located on Fife Road in the heart of the West End of Darlington. This spacious property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms the generous accommodation is spread over three floors, there is plenty of space for everyone to enjoy.

Situated within walking distance to well-regarded schooling, this property is ideal for families looking to settle down in a convenient and family-friendly neighbourhood. The large scale of this family home offers ample room for everyone to have their own space while still coming together in the cozy living areas. The property is partially double glazed and has gas central heating via a Viessman boiler.

Outside, you'll find a rear garden where you can enjoy some fresh air and a garage for convenient parking or extra storage space. This property is truly an ideal long-term family home, offering both comfort and practicality in a sought-after location.

It has many original features but is in need of some updating which has been reflected in the asking price.

The new owners can live comfortably whilst deciding how to personalise their new home

The property is brought to the market with no onward chain. Don't miss out on the opportunity to make this lovely house your new home in Darlington's desirable West End.

Ground floor

Light & airy entrance hallway with exposed wood flooring and open spindle balustrade leading to the first floor. Principal reception to the front with traditional fireplace with open fire and bay window flooding the room with natural light.

Separate dining room ideal for entertaining also enjoying a traditional fireplace with open fire and French doors leading to the garden. Good size kitchen/breakfast room with full length doors to the garden plus a small utility room with gas combi and laundering facilities. It provides a range of units, ample work surfaces and plenty of room for casual dining.

First floor

Landing with open spindle balustrade leading to the second

floor. Three bedrooms to this floor and the family bathroom with separate WC.

Second floor

Landing with skylight, shower room and two further bedrooms.

Externally

Pleasant forecourt style garden to the front with mature hedging providing privacy. To the rear of the property is a manageable garden with a small lawn area and hard surface patio area. Also single garage for secure parking or additional storage.

Please note:

Council tax Band - C
Tenure - Freehold
EPC - E

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Front elevation

Entrance Hallway

Lounge

13'9" x 12'5" (4.20 x 3.79)

Dining room

10'6" x 14'7" (3.22 x 4.46)

Kitchen/breakfast room

11'2" x 10'0" (max 19'11") (3.41 x 3.06 (max 6.08))

Utility room

First floor landing

Principal bedroom

12'9" x 12'5" plus bay (3.91 x 3.80 plus bay)

Second bedroom

11'4" x 14'8" (3.47 x 4.48)

Third bedroom

6'5" x 11'1" (1.96 x 3.38)

Family bathroom

Separate w.c

Second floor landing

Fourth bedroom

19'4" x 12'5" (5.91 x 3.79)

Fifth bedroom

11'5" x 14'8" (3.49 x 4.48)

Shower room

Rear garden

Garage

19'5" x 10'4" (5.93 x 3.16)



Fife Road

Approximate Gross Internal Area: (2174 sq ft - 202 sq m.)



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Ground Floor

First Floor

Second Floor

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC