



Conveniently positioned on Fife Road, Darlington, this beautiful terraced Town House offers modern living and convenience. With four spacious bedrooms, this property is ideal for families seeking a comfortable and stylish home. The master suite is particularly impressive, featuring its own ensuite bathroom, while the family bathroom on the first floor serves the remaining three bedrooms, ensuring ample facilities for all.

The ground floor boasts two inviting reception rooms, with versatile space for all the family. A convenient W/C is also located on this level, adding to the practicality of the home. The property benefits from an EV charger and double bay off-street parking, a valuable asset in this bustling Town center location.

Another standout feature of this home is its private rear garden, offering a tranquil outdoor space for family gatherings, gardening, or simply unwinding after a long day. The location is superb, with Darlington town center just a short walk away, granting easy access to a variety of shops, restaurants, and local amenities and of course the beautiful Stanhope Road park to the front of the Queen Elizabeth Sixth form college.

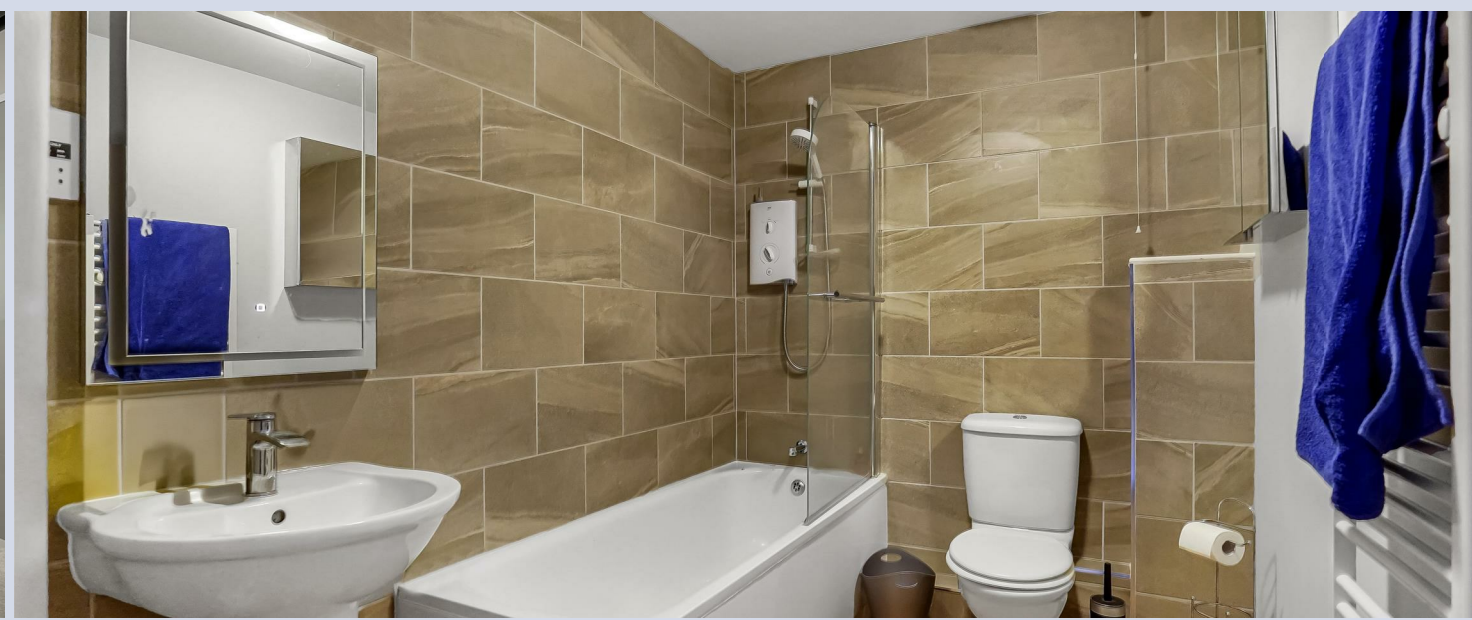
This modern townhouse is perfect for those who appreciate the balance of urban living with the comfort of a modern family home. This property presents an excellent opportunity to enjoy all that Darlington has to offer. Don't miss the chance to make this lovely house your new home.



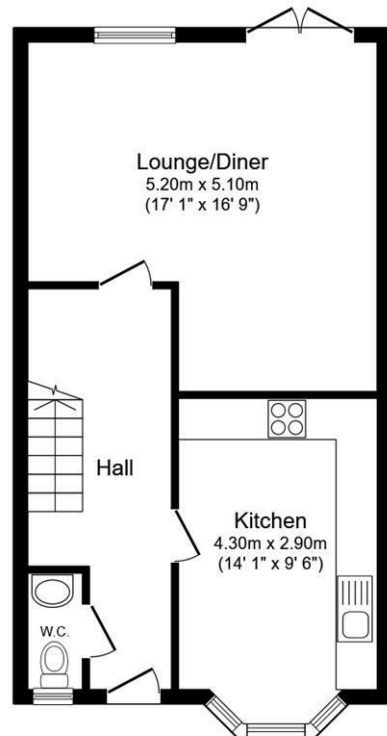


- Town House living with a modern twist
- Master suite with ensuite
- Private rear garden
- Modern Kitchen / Diner
- Town center location and all it has to offer
- Double bay off street parking / EV charger
- Lounge to the rear, overlooking garden

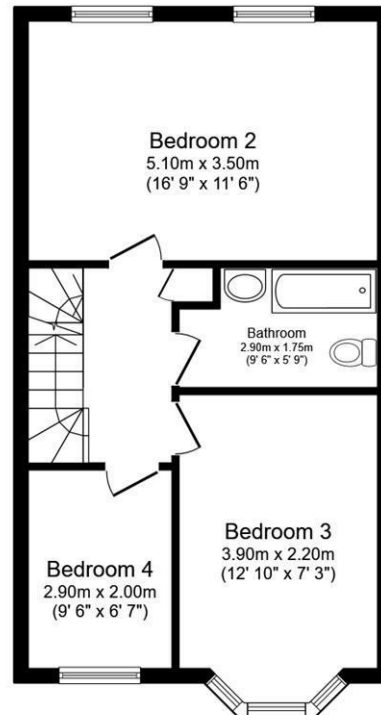
GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding c)



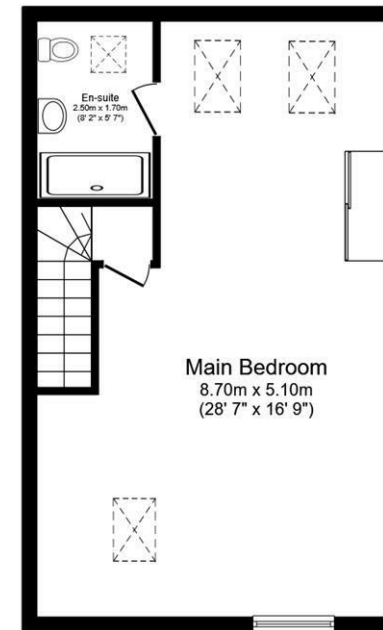




Ground Floor
Floor area 48.9 m² (527 sq.ft.)



First Floor
Floor area 48.9 m² (527 sq.ft.)



Second Floor
Floor area 44.4 m² (478 sq.ft.)

TOTAL: 142.2 m² (1,531 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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 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

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