



Oakdene Avenue. Welcome to one of the most popular Town House locations in Darlington's west end. Popular for it's location and accessibility to the highly acclaimed schools, with beautiful parks on your doorstep and all of Darlington's town centre amenities, shops, restaurants and bars, all within a very short walking distance.

From the moment you step inside this splendid Town House, it just feels like home. Warm and inviting, lovingly cared for, modern and stylish, yet retaining period features from a bygone era...

There's a formal lounge to the front with period paneling and feature fireplace, calm and relaxing.

However, the kitchen as always is the real hub of the home! The kitchen and dining areas have been thoughtfully opened up creating the perfect place for families and entertain guests, whilst still letting the chef of the house be part of the party.

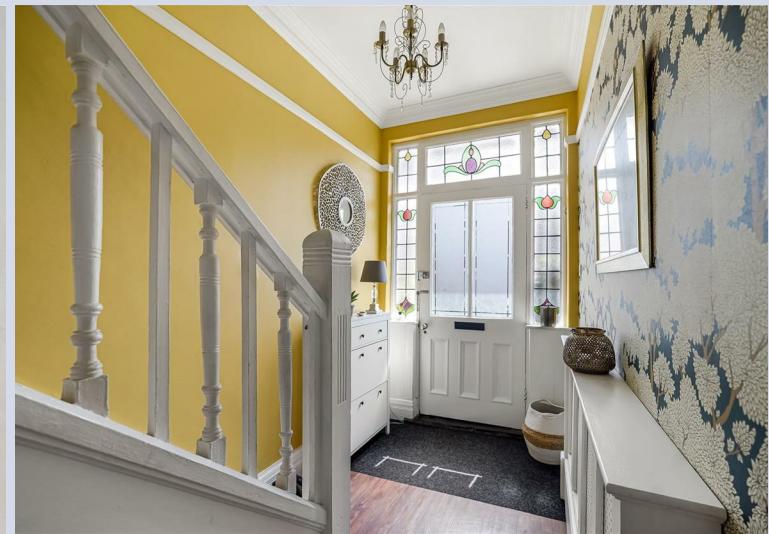
Continuing downstairs there is a separate utility room, a study or snug and a convenient downstairs W/C. Outside to the rear a suntrap courtyard garden to sit, relax and unwind after a hard day.

Upstairs we have five generously sized bedrooms over the next 2 floors, with a family bathroom on each level! This property is ideal for families and loved by young professionals alike, seeking extra space for guests or a home office.

The staircase is a highlight in itself here, with returns and curves leading up to a feature skylight in the ceiling, all adding to enhance the character of this beautiful home.

The property is well-connected to public transport links, providing easy access to the wider region with Darlington's Railway station only a 10 minute walk away and the main North / South train line service.

To secure yourself your perfect home and piece of history in a fantastic location, give us a call today, you won't be disappointed!





- Large Victorian Town House in a very popular West End location
- Formal lounge to the front
- 5 Bedrooms over 2 levels
- Snug or office on ground floor
- Feature staircase and skylight

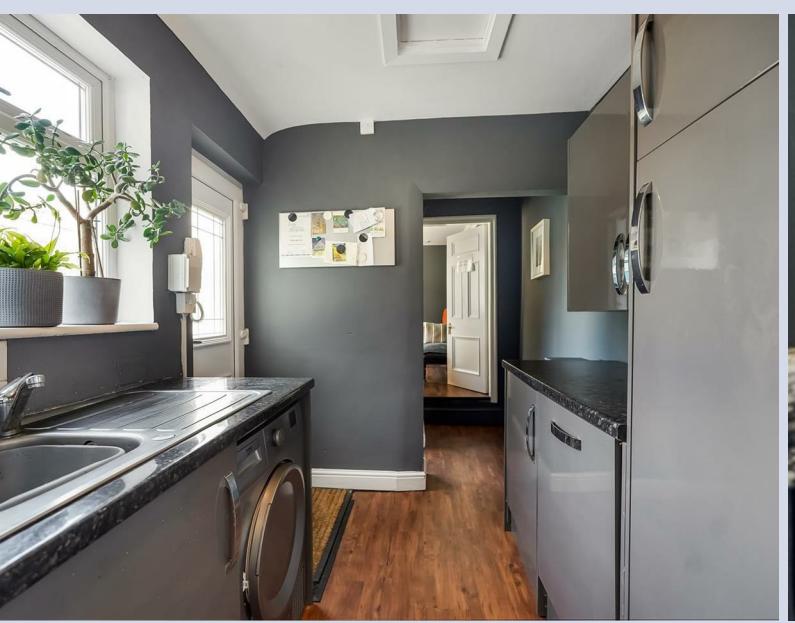
- Open plan Kitchen / dining, a real family hub and entertainers delight
- Period features throughout, yet modern where you need it
- 2 Family bathrooms and further W/C on ground floor
- Utility room
- Private strap courtyard

#### GENERAL INFORMATION:

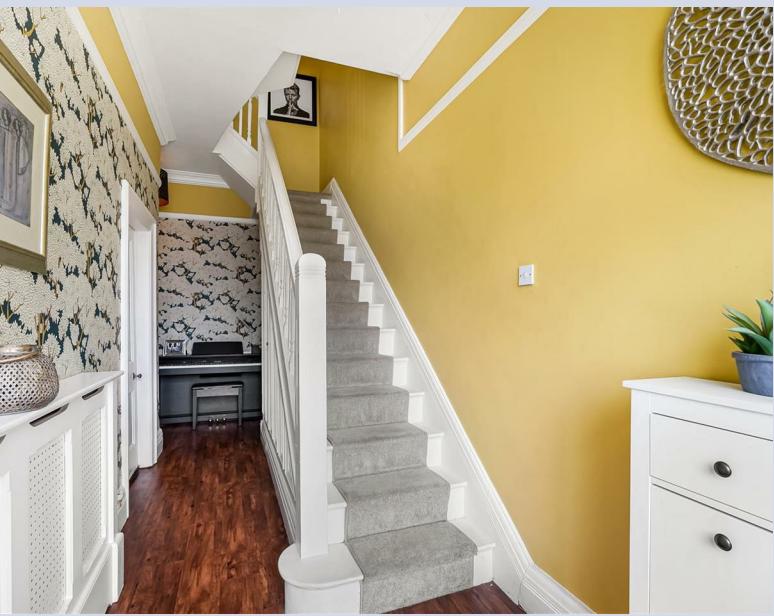
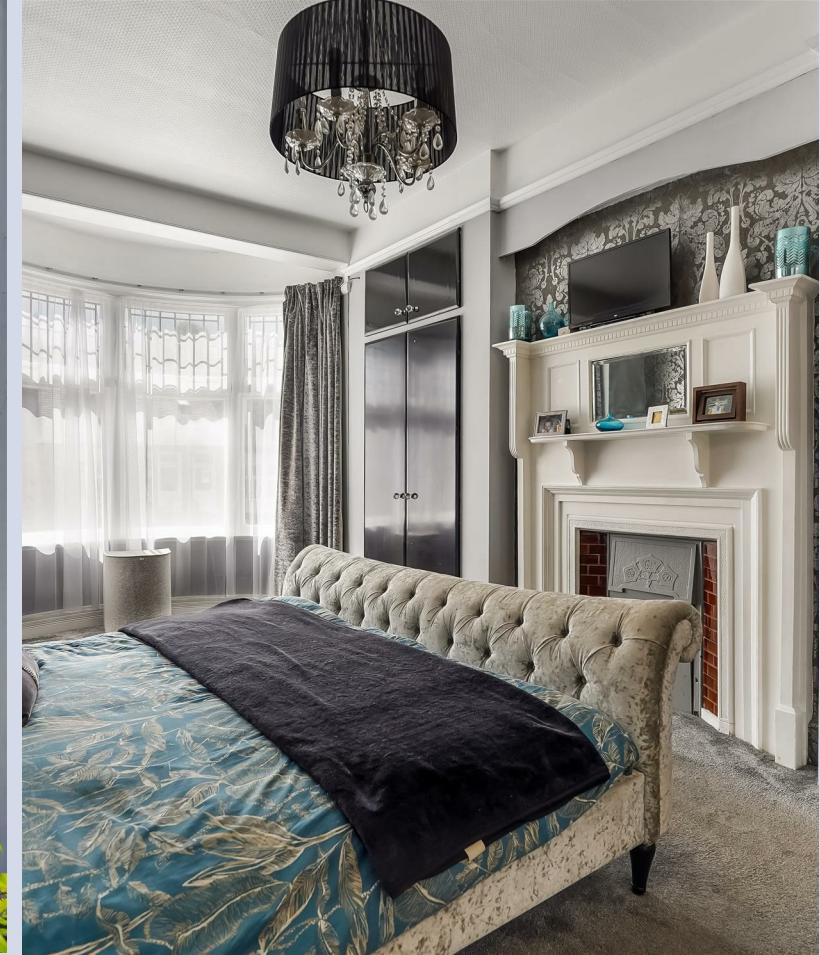
Tenure: Freehold

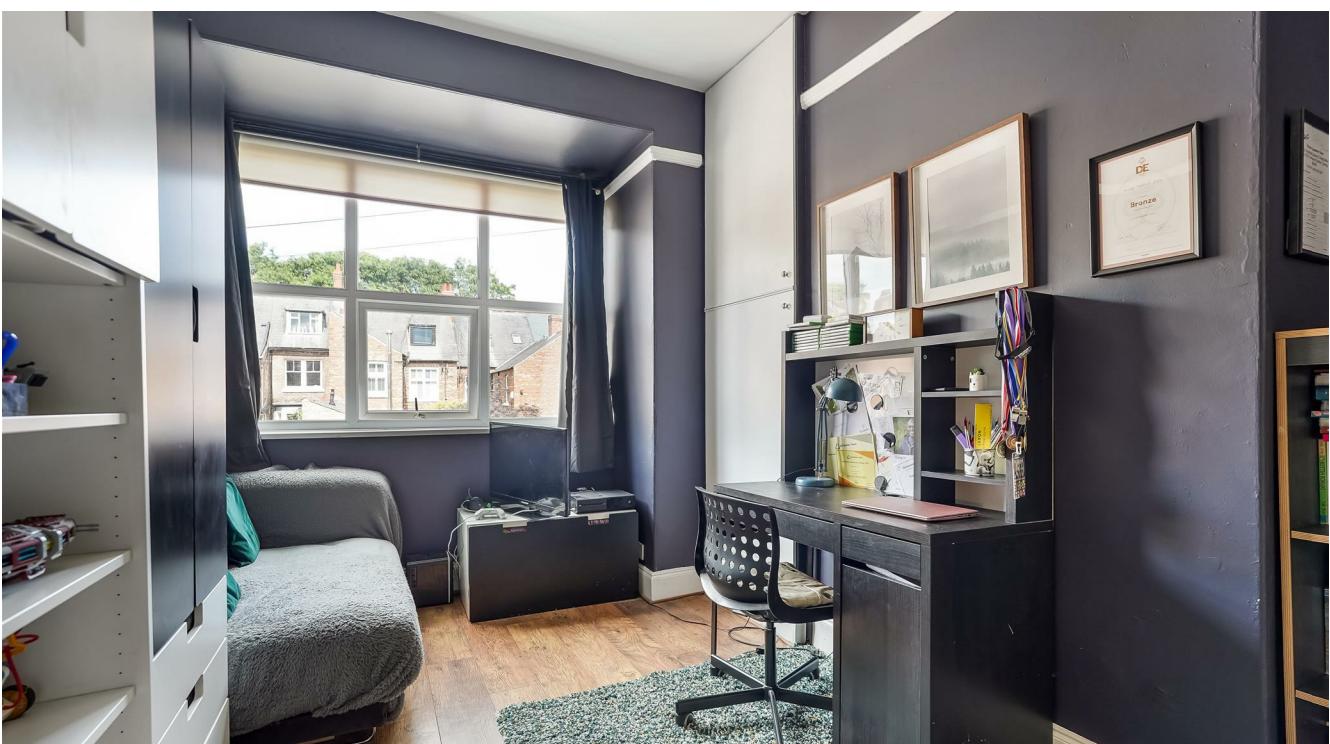
Services: \*Gas central heating, mains electric, water and drainage.  
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

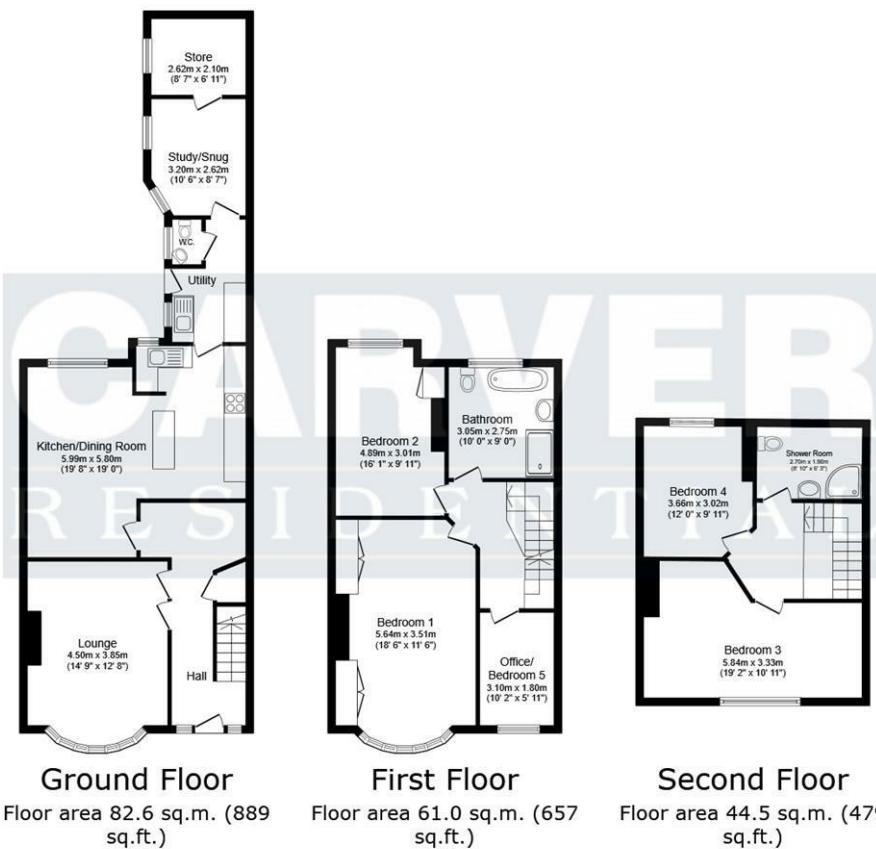








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(97 plus)	A		
(91-91)	B		
(89-80)	C		
(84-84)	D		
(83-54)	E		
(53-18)	F		
(1-80)	G		
Not energy efficient - higher running costs			
England & Wales		80	59
		EU Directive 2002/91/EC	



**Total floor area: 188.1 sq.m. (2,025 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](http://www.Propertybox.io)

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will 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



MAB 6202

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