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Swinburne Road  
Darlington, DL3 7TB

**Offers in the region of £350,000**

House - Townhouse  
4 Bedroom/s  
2 Bathroom/s

A most impressive town house, located within the heart of the WEST END of town, well placed for excellent schools and the vibrant town Centre. Retaining many period features including period paneled doors, fireplaces, deep skirting boards etc., all adding to the charm and character that this home has to offer. To the ground floor there is an entrance vestibule with mosaic tiled flooring and stunning stained glass door opening into the welcoming hallway, THREE well appointed reception rooms, and kitchen fitted with a range of units. To the first floor is a spacious landing, THREE double bedrooms and family bathroom with separate WC. To the second floor is a large master bedroom with useful storage into eaves and en-suite shower room/WC.

Externally to the front is a mature established garden, whilst to the rear is the perfect place to enjoy the summer sunshine, with mature established walled courtyard. Internal viewing is the only way to appreciate this stunning home.





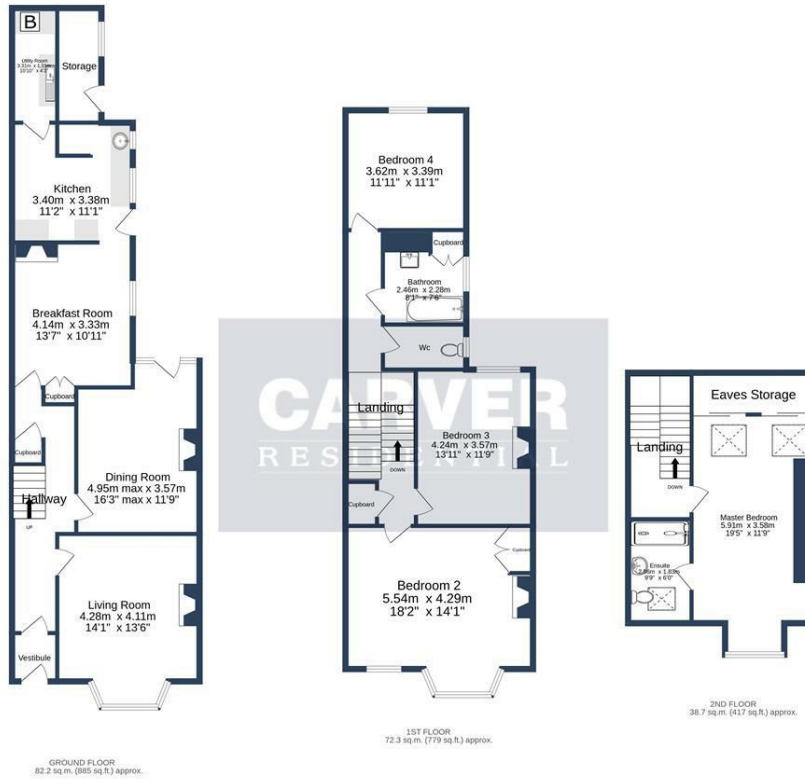
- IMPRESSIVE FAMILY HOME
- THREE RECEPTION ROOMS
- ACCOMODATION OVER THREE FLOORS
- WALKING DISTANCE TO WELL REGARDED SCHOOLS

- RETAINING MANY PERIOD FEATURES
- MASTER BEDROOM WITH EN-SUITE
- WEST END LOCATION
- INTERNAL VIEWING ISS THE ONLY WAY TO APPRECIATE THE SIZE AND SPACE THIS HOME HAS TO OFFER.

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Period features throughout.  
 Local Authority: Darlington Borough Council (Tax Banding D)

**GENERAL INFORMATION:**



SWINBURNE ROAD, DARLINGTON. DL3 7TB.

TOTAL FLOOR AREA : 193.3 sq.m. (2081 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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