

1 Cleveland Avenue, Darlington



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## 1 CLEVELAND AVENUE DARLINGTON



A fine detached period property of style and character offering substantial three-storey family accommodation with five bedrooms, three reception rooms, cellars and annex coach house. Set in well-stocked gardens conveniently located within walking distance of the town centre and certainly warranting viewing.

**HALL – LIVING ROOM – DINING ROOM – KITCHEN – UTILITY – WC/CLOAKS – 5 BEDROOMS – DRESSING ROOM – 2 BATHROOM/WC’s – SITTING ROOM/KITCHEN – CELLAR**

**THE COACH HOUSE – SITTING ROOM/OFFICE – KITCHEN – SHOWER ROOM/WC**

**GARDENS & COURTYARD**

**FREEHOLD**

**GAS CENTRAL HEATING**

**Price: £565,000**

# 1 Cleveland Avenue, Darlington, Co Durham, DL3 7HE

The accommodation extends to.....

## HALL:

An open hallway having staircase to the first floor, stripped wood flooring and covered radiators.

## LIVING ROOM:

(18'11" x 17'1") Enjoying good natural light with large bay window to the front, ornate fireplace with inset coal effect gas fire, alcove cupboard with shelving and covered radiator.



## DINING ROOM:

(16'2" x 15') Providing a formal dining area with side bay window, carved fireplace surround and tiled inset, alcove cupboard with shelving, radiators and opening to...



## KITCHEN:

(17'2" x 18'2") A substantial kitchen with **breakfast area**, fitted with range of units, worksurfaces, sink unit, tiled surrounds, built-in oven, hob and microwave.

## UTILITY:

(6'2" x 19'1") A useful utility room with sink unit, plumbing points, power points, central heating boiler and personal door to the rear.



## WC/CLOAKS:

Having corner wash-hand basin vanity unit, WC and radiator.

## CELLAR:

Two good sized useful store rooms.

## LANDING:

An open through landing area with range of built-in cupboards and ornate glazed window to the rear.

## BEDROOM 1:

(18'1" x 14'4") Overlooking the gardens with large bay window, built-in wardrobes, cast-iron fireplace with tiled inset and radiator.

## DRESSING ROOM:

(11'5" x 7'9") A useful dressing area or additional bedroom as required with window to the front and radiator.

## BEDROOM 2:

(16'2" x 15') To the side of the property again with cast-iron fireplace, built-in wardrobes and radiator.



## BEDROOM 3:

(16'6" x 13'5") A further good-sized bedroom with cast-iron fireplace, radiator and windows to the side.

## BATHROOM/WC:

Having panelled bath, walk-in shower, wash-hand basin in vanity unit, WC, airing cupboard, radiator and built-in cupboards.



## UPPER LANDING:

With recessed store cupboard.

## SITTING ROOM/KITCHEN:

(16' x 13'2") Having range of units with worksurfaces and sink unit, breakfast area and convector heater.

## BEDROOM 4:

(16' x 14'5") To the front of the property and with radiator.

## BEDROOM 5:

(16'8" x 14'1") A further bedroom to the rear again with radiator.

## BATHROOM/WC:

Having panelled bath, wash-hand basin, WC and tiled surrounds.

## THE COACH HOUSE:

Detached self-contained annex accommodation of:

## SITTING ROOM/OFFICE:

With understairs cupboard and opening to...

## KITCHEN:

Having range of units with worksurfaces, sink unit, tiled surrounds, built-in oven and hob.

## SHOWER ROOM/WC:

Fitted with corner shower cubicle, tiled surrounds, wash-hand basin and WC.

## GARDENS:

South facing lawned gardens stretch to the front of the property with neat block-paved **terraces**, well-stocked raised borders, mature shrubs and conifers and **Summerhouse**.



## REAR COURTYARD:

A traditional enclosed block-paved courtyard with double gates to the side.

## COUNCIL TAX BAND: F

**TENURE:** Freehold